

AGENDA OF THE UTAH STATE BUILDING BOARD

Wednesday, January 7, 2004
Utah State Capitol
Committee Room 129
Salt Lake City, Utah
9:00am

- | | | | |
|---------------|-----|---|--------|
| (Action) | 1. | Approval of Minutes of December 3, 2003 | Tab 1 |
| (Action) | 2. | Election of Vice-Chair | Tab 2 |
| (Information) | 3. | Governor's Budget Recommendations | Tab 3 |
| (Information) | 4. | Capitol Building Restoration | Tab 4 |
| (Information) | 5. | Legislative Preview | Tab 5 |
| (Action) | 6. | Master Plan for the State Campus in Brigham City and Naming of Building
..... | Tab 6 |
| (Action) | 7. | Reallocation of Capital Improvement Funds | Tab 7 |
| (Action) | 8. | Delegation of Projects to the UofU and USU | Tab 8 |
| (Information) | 9. | Administrative Reports | Tab 9 |
| | | - University of Utah | |
| (Information) | 10. | Administrative Reports for DFCM | Tab 10 |
| (Information) | 11. | Other | Tab 11 |

Notice of Special Accommodation During Public Meetings - In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Shannon Lofgreen 538-3261 (TDD 538-3260) at least three days prior to the meeting.

*This information and all other Utah State Building Board information
is available on DFCM web site at <http://buildingboard.utah.gov>*



State of Utah

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MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: December 3, 2003
Subject: **Approval of Minutes of December 3, 2003**

Attached for your review and approval are the Utah State Building Board meeting minutes from December 3, 2003.

FKS:sll

Attachment

Utah State Building Board



MEETING

December 3, 2003

MINUTES

Utah State Building Board Members in attendance:

Larry Jardine, Chair
Kay Calvert, Vice Chair
Richard Ellis, Ex-Officio
Steven Bankhead
Manuel Torres
Katherina Holzhauser
Kerry Casaday
Darren Mansell

DFCM and Guests in attendance:

F. Keith Stepan	Division of Facilities Construction & Management
Kenneth Nye	Division of Facilities Construction & Management
Shannon Lofgreen	Division of Facilities Construction & Management
Representative Loraine Pace	House of Representatives
Mark Spencer	Utah System of Higher Education
Brent Windley	Utah State University
John W. Huish	University of Utah
Mike Perez	University of Utah
Bob Askerlund	Salt Lake Community College
RoLynne Christensen	VCBO Architecture
Chris Coutts	HFSA
Ron Reaveley	RE & A
Chris Smith	Layton Construction
Will Summerhays	Layton Construction
Gary Adams	Department of Workforce Services
Rosemarie Carter	Department of Workforce Services
Keith Buswell	Wadman Corporation
Chris Hipwell	Wadman Corporation
Amy Mayberry	EDA Architects
Bud Bailey	Bud Bailey Construction
Lynn Schultz	Department of Public Safety – Drivers License

Vinn Roos	Department of Public Safety – Drivers License
Miles Nelson	UCAT – Southeast ATC
Calvin Hunt	UCAT – Southeast ATC
Bryan Wilmot	Utah Correctional Industries
Doug Wright	Department of Corrections
Rick Stock	Architectural Nexus
Richard Maughan	Bridgerland ATC
E. Bart Hopkin	Department of Human Services – OAS
Gladriel Clayson	Camco Construction

On Wednesday, December 3, 2003, the Utah State Building Board held a regularly scheduled meeting at the Utah State Capitol, Committee Room 129, Salt Lake City, Utah. Chairman Larry Jardine called the meeting to order at 9:00am.

☐ APPROVAL OF MINUTES OF NOVEMBER 6, 2003

Chair Jardine sought comments on the meeting minutes of November 6, 2003.

Steven Bankhead stated he felt Cyndi Gilbert's comments should be clarified to not perceive that Ms. Gilbert felt the institutions should be at one stable site.

Steven Bankhead clarified his comments on page six regarding the charts distributed by DFCM. It appeared that the five year plan is spending the money where the greatest shortages currently are and where they are projected to be.

Steven Bankhead also wished to clarify his comments on page 12 were not out of frustration, but more out of unfamiliarity.

MOTION: Darren Mansell moved to approve the Building Board meeting minutes of November 6, 2003, with the corrections noted. The motion was seconded by Manuel Torres and passed unanimously.

Chair Jardine excused Cyndi Gilbert and Camille Anthony from the meeting.

Keith Stepan honored Kay Calvert for completion of an eight year term. She served as a wonderful leader, Vice Chair, and Secretary to the State Building Ownership Authority. She has been an excellent voice for financial issues, and a voice throughout the state. She has been a voice of wisdom, good judgment and also added a sense of humor when it was most needed. She also brought respect and trust to the Building Board. On behalf of the Building Board, Mr. Stepan wished Ms. Calvert well in her future endeavors. Chair Jardine presented Ms. Calvert with a plaque and a Christmas ornament commemorative of the last year of the Christmas tree in the Capitol for four years.

Katherina Holzhauser was welcomed as a voting member of the Building Board. Ms. Calvert's departure will leave a vacancy of Vice Chair, which is elected by the Board and will be voted on at the January meeting.

Kenneth Nye stated the Building Board information will now be placed on the web beginning with the December meeting. In the future, DFCM will not continue to mail out packets to a large number of people and will only continue to mail to the Building Board. The intent is to get the information out more rapidly and available to a wider range of individuals. This information can be accessed at <http://buildingboard.utah.gov>. Notification of when the material is available will be distributed via email.

❑ RECOMMENDATION FROM VBS PROCUREMENT REVIEW COMMITTEE

Keith Stepan stated a review committee was developed to discuss the Value Based Selection process which was received with support from the community and professionals. A committee was developed to oversee the construction and A/E aspects. During the 2003 general session, the Legislature expressed concerns and positive aspects regarding the VBS process and the value in terms of construction. An interim study was requested, which was completed by Kevin Walthers in June and distributed to the Board members. Mr. Stepan felt it was an A- to B+ rating on the process. Mr. Walthers stated in his report that although VBS is not a perfect system, the State seems to be receiving better projects at a fair price. It was also noted that VBS has played a significant role in bringing projects in on time and under budget. The report also indicated that because of savings in the process overall, they have been able to finance the operations of DFCM the last two years and may continue to do so again this year. The operating budget of DFCM of approximately \$3 million has come out of reserve and contingency funds.

Joe Jenkins also previously distributed a letter to the Board suggesting that DFCM form committees to do some alterations and improving of the system as an attempt to respond to the concerns. These concerns focused mainly on the same contractors receiving a majority of the jobs, price, balancing of change orders versus the VBS process, and if there was value in saving money to the State or if projects were being overspent. Those issues were addressed by the committee and fine tuning occurred. Mr. Stepan stated DFCM was asking for conceptual approval to proceed with the changes.

Kenneth Nye presented the suggestions resulting from the contractor committee meetings. He stated most of the issues addressed were procedural in nature and could be addressed by modifying procurement documents and some processes and procedures in VBS. There were a few items requiring changes in the Administrative Rule, which will be discussed at the January meeting.

Mr. Nye stated the committee's participants were included in the information distributed and he recognized those present for their efforts and time and contribution. He expressed appreciation for their labors.

Mr. Nye stated the construction committee unanimously passed a motion endorsing the value of the VBS process and recommended its continuation. They also recommended a number of modifications to the process, as well as some structural issues. They were supportive of the VBS process and felt it was a viable way of procuring construction.

Steven Bankhead served on the committee and did not feel Mr. Nye had fully captured the motion of the committee's endorsement. He wished for the statement to include specific items pertaining to the quality of work, reduction in change orders, cooperation among the different parties, and reduction of legal problems. Mr. Nye offered to enhance the paragraph and distribute it to the committee for objections regarding a more complete statement of the support and benefits of VBS, but did not feel comfortable modifying the statement without giving the committee members an opportunity to comment.

Mr. Nye stated the committee focused on the different project delivery methods and their needs for procurement. The design/bid/build project delivery method is a traditional process used when a design team develops the design and specification and then places it out to bid to a contractor.

The second method of project delivery is the Construction Manager/General Contractor, which includes the hiring of a construction manager during the design phase. They work with the design team to ensure the design is developed well and addresses building issues and cost estimating. Subcontractors are procured at a later date.

The third project delivery method is referred to as design/build. Here the architect and engineers team up with a contractor who then serves as the lead and contracts with the state. This team has the responsibility of developing the design and construction of the project.

Each delivery method has enough different nuances requiring the procurement process to separately address each method. Many issues are consistent for the three different methods, but some require variation. The recommendations included specifications that applied to individual project delivery methods.

The design/bid/build delivery method had the most controversy regarding the use of the VBS process. As the process was discussed, the committee agreed to not have the VBS process be the standard procurement method due to its use primarily on small projects. With the smaller projects, it is not warranted to go through the additional effort of the full VBS process for the selection. Many smaller projects are now being done through the low

bid process or a multi-step bidding process. Due to this, it was recommended that VBS would no longer be the standard procurement method for the design/bid/build projects. Although DFCM wished to retain the option of using VBS as unique conditions arise to suggest VBS would be warranted, i.e. scheduling constraints. One recommendation is to use VBS for design/bid/build, but require determination by the Director to justify the uniqueness to not qualify for the low-bid or the multi-step process.

Kerry Casaday asked for further explanation of the multi-step process. Kenneth Nye responded the multi-step process is a marriage between VBS and low-bid. The first step is more similar to VBS where a qualification review is held with the contractor and quantitative measures are identified for qualifications, as well as qualitative measures, by evaluating past performance, work quality, qualifications of individuals assigned to the project, etc. Qualified contractors are then determined and are then able to submit a low bid. It is a mixture of VBS for the first step and a low bid for the second step. Keith Stepan added that state statute allows DFCM to short list.

Kenneth Nye stated the method currently most commonly used for constructing major construction projects is the Construction Manager/General Contractor (CM/GC) method. This is used because of the benefits provided to DFCM in ensuring the design is within the budget and avoids constructability problems. The contractor becomes a team member and partner early on. VBS would continue to be used under the CM/GC approach, with some changes in the specific issues dealing with the selection process.

The major points of the recommendations applied to all of the delivery methods. There was desire for DFCM to better clearly develop the Requests for Proposals for individual projects to ensure the issues of the project are clearly identified. There was also desire for DFCM to place more attention in ensuring the bidding documents identified the specific issues of the project and criteria based upon the selection.

Another recommendation was made for DFCM to standardize the submittal format to ensure format consistency. The submittal would have a page limit determined on a project specific basis based on complexity. The intent is to make the submitted information much more concise and organized. That will then facilitate the selection committee having a better understanding of what has been presented.

A recommendation was received for the selection committee to be identified earlier to grant contractors the knowledge of who is not approachable and object to individuals with a conflict of interest. The desire is to have the selection committees be more effective in the sense of being better prepared for the selection.

The committee also wished for more time for the selection committee's review of material. DFCM will ask the committee to do a preliminary score prior to the selection to ensure fair

consideration of the various proposers. The preliminary score serves as a preface in the interview process and deliberations, and they are able to adjust those scores based on the new information they gain from the interview and deliberation.

An orientation or briefing was recommended for the CM/GC projects and the Design/Build projects selection committees to provide complete information to provide a better understanding of the project intent as well as any concerns about the proposals before getting into the interviews. The Design/Build method will have the most thorough briefing and it is anticipated to include a technical review by the user as well as by DFCM staff or private consultant. It will highlight the requested space and nature of space identified and how well the different respondents addressed the requests.

A major change in the selection process criteria is the recommendation for the criteria to be clearly identified in the RFP. In addition, a weighting should be provided for the selection criteria to allow each criteria to be identified by importance. In the past, the selection committee determined the weight applied to each criteria during deliberations. Contractors were concerned with being able to focus on important factors. In fairness, DFCM wished to identify important issues to allow contractors to prepare their proposal accordingly. Criteria will be identified by the number of points allocated for each criteria and the committee members will do a formal scoring of the criteria. When that scoring is finalized at the end of the selection, the scoring will be the basis for the selection. This requires DFCM and the user to carefully consider the criteria before the RFP goes out, especially regarding the critical issues and allocation of points. The selection committees would have to give a respect to the criteria and weight identified for each criteria in the RFP.

Mr. Nye stated two items need to be addressed in Administrative Rules and will be presented for the January meeting. Currently the Rules provide that the default procurement method for all construction is VBS. This needs to be clarified regarding those going through a design/bid/build process. The committee also recommended changes in the gathering of reference information and would like an evaluation performed by the DFCM Project Manager and given to the user agency/institution for their comments. The user would not be doing their own formal scoring, but would be including their own comments as to what they thought of DFCM's evaluation. The intent is for the flow of information to be available to the selection committee during the deliberation to provide more information to base past performance and provide a better understanding to the selection committee. The current Administrative Rule regarding the referenced information calls for a level of confidentiality which may need to be relaxed. This will also be brought forward for future action of the Board.

Steve Bankhead stated the CM/GC delivery method statement called for short listing of qualification statement and a management plan. One primary concern of the General Contractors was to not present a full management plan until after the short listing and

present only an initial management plan or statement. A larger scale presentation would be prepared after the short listing occurred to avoid expenses of the management plan. Kenneth Nye knew concerns existed regarding the design/bid/build process being incorporated in the recommendations, but he was unsure if that applied to the CM/GC process. This was not included in the recommendations approved by the committee, but could be considered. Mr. Nye felt the management plan was a key element in determining who should be included in the short list. Dan Pratt attended the committee meetings and felt the initial submission was a general overview for all three types of delivery methods. Steve Bankhead added that this would provide a general fairness and only those firms short listed would be required to give an extensive, project specific, management plan.

Chair Jardine stated this may have an effect on timing of the short listing and the final selection. Kenneth Nye responded he felt there were concerns to proceed in that direction, but they could extend the time period if it was desired. Mr. Nye added they were still discussing if evaluations would be submitted from the private sector. The committee would continue with an evaluation on the past performance based on the performance evaluations presented to the committee.

Keith Stepan stated the architects and their consultants have always been selected by qualifications in a Qualification Based Selection. This does not include fees or low bids, and is always negotiated after hiring the architect and his consultants. The A/E committee endorsed the process and offered AIA support. They suggested revising and improving the consultant submittals by limiting pages and possibly incorporating a two stage process.

The selection committee would perform an interview and review a management plan. The committee suggested incorporating a communication plan to identify how the project would be developed as the process evolves. They felt it was an important step in the design process and a good selling point for an efficient, productive A/E firm.

The committee also desired to standardize the qualification and experience section and incorporate the communication plan. They wished for the architect and engineer of record to be noted to identify who stamped the drawings and held responsibility. Any other parties would be identified as to their part in the process. The committee also wished for emphasis on added value to be controlled to provide fairness. If there is added value proposed, it should be indicated in the RFP identifying benefits to the State. They also desired an added section to define their design abilities and excellence.

The committee also suggested three separate items pertaining to the subconsultant selection process. Some projects have very unique requirements and they felt it would be beneficial to allow DFCM the opportunity to select special consultants after the selection of the architect. The committee also suggested the Board consider allowing the programmer to perform the design work at the discretion of DFCM.

The committee also wished to address peer review as it has not been successful in the past. They wished to have DFCM select an independent review team to perform peer review and focus significantly on buildings codes and structural elements.

Darren Mansell questioned why fees were discussed after the architect had been chosen. Keith Stepan responded this is a tradition of the AIA that the A/E's ability is always selected based on quality and not on price. This allows the selection committee to assess skills, ability, talent, creativity, separate from the bid. There is a standard of fees and architects traditionally charge 6% - 10% depending on the degree of complication on the process.

Mr. Mansell stated there would always be a standard if they were chosen this way. However, in his experience the architectural fees varied from 4% to 10%. He did not understand why they were allowing this method of selection to continue. If it is costing the state 4% more per project, he did not understand why they did not submit costs similar to a general contractor. Keith Stepan stated the negotiations did not take place and price varies occasionally based on project type. Mr. Mansell felt there was no negotiation on price if they had already been selected.

Ron Reaveley stated typically a qualification based selection is used for A/E's due to the scope of responsibilities as designers depend on their abilities and the owner's desires. The proposed scope is rather nebulous when accepting a design project as opposed to a general contractor following a set of documents. The Federal Government has the Brooks Law which requires all procurement by the Federal Government be on qualification based selection for A/Es. He offered the Board information on the requirements and felt there was good rationale why A/E's should be selected based on qualifications. To bid services that are not clearly defined can depend on the ability and qualifications of the designer, would result in facilities that do not meet the State's standard.

Darren Mansell disagreed based on his own personal experience. He did not feel it would result in a more dangerous product. Basing it on qualifications only would seem there would be one firm that would continuously win.

Mr. Reaveley responded there is not one person qualified to do every job and often times there are several well qualified A/E groups. Defining who is the most qualified is done through the process of VBS. Keith Stepan added that ranges do not vary much and firms end up pricing themselves out of the business. Mr. Reaveley added it's clearly stated in state and federal law that once an A/E is selected based on qualifications, they then submit a proposal to DFCM at DFCM's request. If DFCM is not completely satisfied with the fee negotiation, they can negotiate further. Or if the A/E is unreasonable in any way, DFCM has full rights to dismiss that firm and proceed with the next best qualified.

Kevin Walthers added that the Legislative Fiscal Analysts' Office shared the frustration of Mr. Mansell. However, this is an article of faith among A/Es. Therefore, their office has looked at the document where all professional awards are granted and checked the percentages. The size of the project drives the number. Mr. Mansell felt he would pursue legislative support in changing this procedure.

Steve Bankhead commented most of the recommendations made and discussions held reflected a tremendous trust in the integrity and skill of current DFCM personnel.

DFCM requested conceptual approval of the recommendations from VBS procurement review.

MOTION: Kerry Casaday moved to grant conceptual approval of the VBS procurement recommendation. The motion was seconded by Kay Calvert and passed with six in favor and one opposed.

❑ MASTER PLAN FOR THE STATE CAMPUS IN BRIGHAM CITY

Kenneth Nye stated further conversations were held with Utah State University who indicated their desire that the Board address this item as information with the intent to return in January for formal approval due to concerns raised by USU's leadership.

Mr. Nye stated the masterplan would provide guidance for the future use and development of the Brigham City campus recently purchased by the State. DFCM recognized the plan would need to be revisited to discuss expectations based on future growth.

A retail shopping center was developed in 1978-1979 with various tenants throughout the years. In 1994, the Brigham City community wished for the retail campus to be purchased by the government and converted into an education center. In 1994 the Legislature appropriated \$900,000 and Box Elder County purchased the complex from the developer and used \$900,000 as an upfront rent payment from the State to help pay for the purchase and cost of doing the conversion. The total cost of the original purchase in remodeling was approximately \$4 million which was overseen by DFCM as the space was being prepared for Bridgerland ATC and Utah State University.

Mr. Nye referred to a map included in the packet. Each area was identified by letter code for each of the individual spaces within that complex. The building identified as A was originally developed for Albertsons. The building identified as H was originally developed by Grand Central which was then purchased by Fred Meyer. Building E was originally developed for Blocks, a smaller department store and the balance of the space was more of a strip mall development, which has had a number of tenants over the years.

When the original construction and conversion was completed, Bridgerland ATC moved into building A, which provided them with 26,711sf and Utah State University moved into the package of buildings identified as Cb, D, and E which provided them a total of 15,719sf.

Driver License previously occupied the space Ca when it was a strip mall and they were in 2,182sf. Ca and Cb are basically components of the building that was sub-divided for Driver License and Utah State. As Utah State grew, they acquired an additional 7000sf in building H. Bridgerland has grown and acquired an additional 4400sf in building F. There are a number of non-state entities currently in the complex. In the 2001 legislative session, the Legislature provided DFCM \$2,741,000 to purchase this campus from the county. This reflected the outstanding debt the county had from the development originally so DFCM received full credit from the \$900,000 paid upfront. The purchase also included an additional 11.74 acres of vacant land directly south of the building.

Mr. Nye focused on the recommendations for future development. Utah State's long term direction is for them to expand to building H, which is currently occupied by a private company and the balance of the space is open retail or storage areas for the old Fred Meyer store. USU has immediate need to expand to additional space to meet their educational needs in Brigham City. They have requested the ability to expand into an additional 10,000sf of space in building H, plus also expand the restrooms in building H. They have identified internal funding for that expansion. USU would be eligible for state funds for their expansions and upgrade needs. USU desired to fully acquire building H in the future, and would then vacate building E. Bridgerland wished to expand to building B and could take over building E with very little remodeling costs.

Before receiving final approval, USU requested that the masterplan identify where future expansion would occur once their space needs were greater than what could be accommodated within building H. While the additional acreage would be the anticipated location for expansion in the future, USU did not wish to be divided on the campus. Two potential alternatives include constructing a new, totally separate building and vacating building H or demolishing the space between building A and building H and replacing it with a space that would better meet their needs and possibly Bridgerland.

USU has considered moving to the KMART building, which was donated to them, but DFCM has discouraged that due to the investment of buying their current location. DFCM's recommendation of the master plan is that USU not relocate to the KMART facility. USU is also giving this item consideration before the final approval.

DFCM also recommended that USU and Bridgerland seek shared usage of classroom space. USU's usage is primarily in the evenings and daytime usage is more limited. There are some possibilities in building H to construct more shared classroom space.

The Box Elder County extension office is currently also located in building H and DFCM recommended its continuation if mutually acceptable lease arrangements were arranged. DFCM recommended to covert the Cb space for the Driver License office in exchange for DFCM providing replacement classroom space in building H as part of the capital improvements next spring. Doing so would address the cost of converting the current USU space to be used instead by Driver License as well as providing replacement space for USU.

Human Services and Workforce Services are currently housed in a leased building that is slightly northwest of this area and their lease expires in 2012. At that point in time, DFCM would recommend consideration for inclusion in this campus. If the growth that is projected by Bridgerland and Utah State actually occurs, then there would not be room for them in the currently constructed space. At that point, DFCM would suggest there be consideration for a new state owned building on the additional available acreage. Workforce Services has requested that DFCM acknowledge their ownership of property on another site and there would be some consideration as to which location would best meet their needs.

In regards to other state agencies, DFCM currently leases space in Brigham City for Adult Probation and Parole. Mr. Nye did not feel they should be considered for being housed at this complex due to their clientele. The Division of Juvenile Justice Services, also known as Youth Corrections, should also be located elsewhere. The Bear River Mental Health currently leases space and would be a compatible use that could continue as long as there is mutually agreeable lease arrangements. Other state entities with needs in the Brigham City area should also be considered for this location.

Kenneth Nye stated the primary access for this site is currently off the 11th South Street, which presents two challenges including crossing property where there is an easement with Vesco which is very costly. Therefore, DFCM is looking for alternatives to address that access. UDOT also plans for future improvements on 11th South Street which would take away that as an access point. To address those issues, a road has been constructed on the west side of campus to connect into 11th South Street at a point further west. Currently the road is not developed as a major access and needs further improvement before it could serve as a primary access point. This will serve as a primary access point in the future once issues are resolved with the City, County and UDOT. On the East side of the property, Arby's has an outlet that slightly juts into the property and there is a shared access point which will need to be discussed with Arby's and UDOT to develop into a stronger access point.

Mr. Nye stated he was hoping to have the issues resolved with USU by January in order to return for formal action. Brigham City has requested the action be delayed further, but USU is anxious to proceed.

Steven Bankhead stated in last month's Board meeting, Cyndi Gilbert brought up what is the proper juxtaposition between concentrating building resources on existing campuses versus dispersing these buildings throughout the state. He wondered how this masterplan related to this issue. He also stated the Board recommended Bridgerland property in Cache Valley on next year's building priority list. He questioned if it would have any impact on the Box Elder facility.

Kenneth Nye responded the campuses were serving different populations. The question of when to build a new campus to serve a population as opposed to traveling to a different campus is a very valid question. A few years ago, there was a real effort in Higher Education to take education to the people. He thought they had currently stepped back from that based on expenses. The general location of having this campus in Brigham City was a decision that the Legislature made back in 1994.

Richard Maughan confirmed that the Logan and Brigham City campuses serve different populations.

Kenneth Nye stated there was a number of people present from various entities that are affected by the Brigham City masterplan. He sought comments from the affected individuals. There were no comments.

❑ ADDITIONAL "OTHER FUNDS" CAPITAL DEVELOPMENT REQUESTS.....

Kenneth Nye stated the University of Utah had done further analysis on the parking structure they wanted to build to replace another parking structure. Upon further analysis, they have determined it is more cost effective at this time to do some renovation of the existing structure and will ask the Board to remove the item from their request.

In regards to the other fund projects, Mr. Nye referred to the Southeast ATC of UCAT who had a request in Blanding which was developing while other recommendations were submitted and also required approval by the UCAT Board. UCAT statute requires legislative approval before a new building may be constructed for UCAT. As a general rule, the Legislative approval is only required when the \$250,000 level is exceeded, but UCAT statute doesn't provide for any exemptions. The estimated cost of the project is \$200,000 which is their cash outlay. In addition there is some land being donated that would add cost and the ATC also anticipates being involved with the construction process to reduce that cost. The total cost including those non-cash items would probably exceed \$250,000, but the cash outlay would be \$200,000.

UCAT also requires that the Building Board make a determination that they have met criteria specified in their statute before making a recommendation. This calls for them to

coordinate with Higher Education and the local school districts to maximize the usage of space and not create duplication.

Miles Nelson and Calvin Hunt, SEATC, stated they have a very large area to serve and a smaller population to serve, but they are very spread out. Mr. Nelson stated they have special requirements from the Legislature for UCAT to have facilities approved. They require a new building due to growth and being on a month-to-month lease basis.

The office of the Vice President, Mr. Calvin Hunt, is housed on the CEU campus and the programs operate in a double wide trailer. The proposal will allow them to increase their space to 2500 – 3000sf and will also allow them to house their offices together with their programs. They also wish to be located next to the high school in order to serve the mandate to serve high school students and the District is donating the property to be able to provide the project.

Mr. Nelson summarized the proposal and stated they wished to construct the new facility in a phased approach and this would be the first phase of three phases. Over ten years they will need approximately 10,000sf. They are not in a large growth mode in this part of the state, but they do have a need to provide additional programs. This will allow them to increase the program capacity and allow the access to the high school students.

Mr. Nelson stated \$100,000 would come from internal funds which are generated through a partnership with Utah Housing Corporation. They currently construct two residential homes per year in two programs operated in the ATC. They have generated enough revenues over the past seven years to accumulate the \$100,000 for this purpose. They will also seek a match from CIB for the remainder of the funding. The value of the property donated by the school is between \$35-40,000, which is not represented in the \$200,000 cash outlay.

Mr. Nelson pointed out that UCAT's requirements have been met through the pursuit of space at CEU and the school district. The project has also been approved by the UCAT Board of Trustees as well as the local Board of Directors.

Keith Stepan stated the Board would need to make a separate finding before they could grant approval and would need to include this in the motion.

MOTION: Steven Bankhead moved the Board made the finding that SEATC has met all of the requirements necessary for funding and also approved the project. The motion was seconded by Manuel Torres and passed unanimously.

Kenneth Nye continued with the Utah Correctional Industries (UCI) project and stated UCI is expected to operate as a business within state government providing employment

opportunities for inmates and parolees. They wished to pursue a business venture in Gunnison which would become part of the existing correctional campus. The request would be financed by a state lease revenue bond which they would then be repaid through the generated operating revenues. Mr. Nye stated they were currently negotiating some of the issues with the private business. He recommended the Board's recommendation be couched into expectation that further review will take place of that business plan as it proceeds to make sure it is a viable business plan before issuing debt. Mr. Nye did not feel there were any other reservations.

David Gomez, director of UCI, and Mark Daniels, Production Manager at Gunnison, were present. Mr. Gomez indicated the company was willing to make a \$1 million investment in equipment to begin the operation and contract negotiations were proceeding.

YESCO approached the CUCF facility to expand the employment as a stable partner. The CUCF has some floor space to use for the first three phases and they are ready to begin their operation in May 2004. In order for them to have a long range plan of at least 20 years, they knew they would need to expand their operations within another year after their first three phases are implemented. CUCF is willing to do the expansion when appropriate and it would be required in order to form the partnership.

The inmates will learn to manufacture electronic signage. In the first three phases, they will learn to operate the equipment that places the miniature bulbs, quality control, complete the total sign making. UCI is very excited about this because it will give the offenders the opportunity to obtain a skill that they can transition out with to the community when they are released. It will also provide the opportunity for them to have a genuine work environment where they will have to apply for the jobs, and meet criteria. The wage plan is developed with the Department of Workforce Services and the inmates will be getting a minimum wage, but a large percentage of that will go to the Department of Corrections to pay for program costs. The wages will help offset the revenue bond. The estimated revenue will be approximately \$200,000 after they pay the quarterly revenue bond payments and the officer's fees. It will be a definite asset to the current operations that are currently running at a loss.

Kay Calvert asked if UCI had been able to gage success in terms of recidivism of individuals in the program. Mr. Gomez stated they did not have the capabilities to track those participating in the work programs, but parole agents report a definite lower recidivism rate among those that have gainful employment while they are in the prison system versus those that don't elect to become involved.

Mr. Gomez added that the contract with YESCO would be for a five year term, but they desired a minimum 20 year commitment on the investment. This will be included in the business plan as well.

Kenneth Nye stated the review of the business plan would occur in the Legislative Fiscal Analyst's Office and the GOPB rather than the Building Board.

Chair Jardine sought a motion for approval including the stipulation of including a business plan.

MOTION: Kay Calvert moved to approve the request from the Department of Corrections to have the \$1 million consideration added to the other funds request with the caveat that the business plan must be approved prior to the lease revenue bond being awarded. The motion was seconded by Katherina Holzhauser and passed unanimously.

Kenneth Nye offered one other observation regarding the other funds list and stated when the Board held its hearings, Utah State presented a project related to their athletic team facilities and they indicated they were internally working on the scope and programming. They are still struggling internally with the issue and hope to have the information available in January. This will not be included in the five year book, but can be considered for legislative approval.

❑ ADMINISTRATIVE REPORTS FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY

John Huish, University of Utah, presented his administrative report for October 17 to November 14, 2003 and including the quarterly report.

There were three A/E agreements awarded for the period, all of which were awarded for state improvements projects including the College of Nursing Fire Suppression System, the University Student Apartments Towers 1 & 2 Reroof, and the 12470 Volt System Improvements.

There was no construction contracts awarded for the period.

The summary of the statewide account listed 10-12 projects that were indicated as complete and projects that will be removed from the report in future months as they are complete.

The improvements account showed 10 completed projects and most were projects from prior year funding.

Mr. Huish reported that they were taking a more proactive approach with the capital improvements projects. The projects on the current list for submittal for funding for the coming year have been well identified and assigned to begin some very preliminary work

on the projects and getting them scoped so that in the event they are funded, they will be in better position for implementation. That will also place them in a better schedule for construction of those projects.

The contingency reserve fund showed some activity pertaining to the Business Loop Road and Other Parking. This project has covered a lot of paving needs for this year. This project was put out to bid and received a bid from Cottonwood Builders that was so favorable and their work has been successful in the past that they increased some scope on that work to include other badly paved areas on campus.

The project reserve fund was also accessed for an improvements project to put the ADA elevator and restroom upgrade in the Social Work building. The estimate for the project was somewhat low and the low bid was in excess as well. This project will be completed in time for spring semester.

The construction contract status report showed nine closed contracts for the quarter, four projects still open and three new contracts. The Golf Course Realignment for Trax was delayed for Trax coordination and weather.

MOTION: Steve Bankhead moved to accept the administrative report of the University of Utah. The motion was seconded by Manuel Torres and passed unanimously.

Brent Windley, Utah State University, reported the administrative report for the period of October 15 to November 12, 2003.

There was one design contract awarded due to UDOT developing new regulations effective September 16, which may affect the design already underway. It deals with the entrances and exits from state owned highways. This design contract may need to be revised to reflect the additional design.

There were seven construction contracts listed, of which three were able to be bid together to Spectrum Engineers for some savings totaling \$192,000. With the savings, USU is able to include the Center for Persons with Disabilities building and will be able to accomplish more of the fire alarm upgrades throughout the campus. The remaining projects were in-house designs for various utility projects and are ongoing as listed as their contracted amounts.

The contingency reserve fund showed approximately \$18,000 added to the fund from two closed projects.

The quarterly report listed all projects USU is involved in and also lists the time factor and

money. Six of the projects were completed, two of which are slightly over the percentage and the other four were below the percentage.

The project reserve fund showed one addition for the fume hoods biotechnology building.

The quarterly report on the construction contract status report showed all projects, of which four were closed out during the period and currently have 11 projects still open. The Housing Fire and Life Safety Improvements were listed at 43 days behind schedule and are scheduled for completion during Christmas break when students were not in the housing. There were also seven new contracts that are in various areas of the campus. There were 56 total delegated projects and 17 were completed in the period. Five were still in design and seven were still pending for various funding arrangements. The major projects on campus were on schedule and proceeding.

MOTION: Kay Calvert moved to approve USU's administrative report. The motion was seconded by Kerry Casaday and passed unanimously.

☐ ADMINISTRATIVE REPORTS FOR DFCM.....

Keith Stepan called attention to the Board that a form has been developed and approved for demolishing the Science and Old Main buildings on the College of Eastern Utah campus. The hope is during the holiday break, those buildings will be demolished.

☐ OTHER.....

Chair Jardine noted a tentative schedule for the Board meetings for 2004 was included in the Board's packet.

☐ ADJOURNMENT.....

MOTION: Kay Calvert moved to adjourn at 11:18am. The motion was seconded by Steve Bankhead and passed unanimously.

Minutes prepared by: Shannon Lofgreen



State of Utah

Division of Facilities Construction and Management
4110 State Office Building Salt Lake City, Utah 84114
Phone: 801-538-3018 Fax: 801-538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: January 7, 2004
Subject: **Election of Vice-Chair**

The Board will elect a Vice-Chair for the Board to replace Kay Calvert whose term expired in December 2003.

FKS:KEN:sll

Attachment



State of Utah

Division of Facilities Construction and Management
4110 State Office Building Salt Lake City, Utah 84114
Phone: 801-538-3018 Fax: 801-538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: January 7, 2004
Subject: **Governor's Budget Recommendations**

On December 15, Governor Walker released her budget recommendations for the upcoming legislative session. These recommendations are summarized below. Of the projects prioritized by the Building Board, the only projects that were recommended by the Governor are the Ogden Regional Center (Board Priority #2) and the Purchase and Adaptation of the Oxbow Jail (Board Priority #23). Comparisons are provided of recommended new debt to principal amounts to be repaid as this has been used by some as a benchmark in recent years. The full text of the Governor's budget recommendations can be viewed on the Internet at the following link: <http://www.governor.utah.gov/gopb/2005book.pdf>.

Capital Development Projects:

Governor Walker recommended that the following projects be funded through a general obligation bond. The Governor also recommended that \$102,000,000 of general obligation bonds be issued for highways. This results in a total general obligation bond recommendation of \$163,203,000. The principal amount of general obligation bonds to be repaid in FY2005 is \$135,285,000. This is \$24,475,000 more than the amount of principal paid in FY2004.

Recommended General Obligation Bonds for Facilities:

Capital Building Restoration	\$50,000,000
Corrections – Oxbow Jail Purchase and Adaptation	11,203,000
Total GO Bonding for Facilities	<u>\$61,203,000</u>

Governor Walker also recommended that the following projects be authorized to be financed with lease revenue bonds issued through the State Building Ownership Authority. The principal amount of lease revenue bonds to be repaid in FY2005 is \$40,999,600. This includes a balloon payment of \$23,092,500 to pay off the bonds issued for the UofU Housing project that are being repaid from revenues received from the Olympics. The principal amount paid on other facilities is \$17,907,100.

Recommended Lease Revenue Bonds for Facilities:

Ogden Regional Center	8,914,000
DABC – Replace North Ogden Store	1,430,000
DABC – Replace Mt. Olympus Store	1,950,000
DABC – New Park City Store	2,830,000
DABC – Replace Ogden Store	1,160,000
DABC – Expand Provo Store	575,000
Total Lease Revenue Bonds	<u>\$16,859,000</u>

The following projects were recommended from Other Funds. This includes all of the remaining Other Funds projects that were recommended by the Building Board except the Correctional Industries Expansion in Gunnison and the Southeast ATC building in Blanding. The latter two projects were not received in time for consideration by the Governor.

Recommended Other Funds Projects:

National Guard – TASS Barracks	11,719,000
Workforce Services – Logan Employment Center	2,801,000
UofU – Dept. of Chemistry Gauss Haus	7,600,000
UofU – Health Academic Facility	15,000,000
UofU – Geology & Geophysics Building	21,400,000
USU – Living/Learning Community	35,500,000
USU – Child Care Facility	2,000,000
Davis ATC – Entrepreneurial Building	1,835,000
UDOT – Vernal Maintenance Complex	2,473,000
UDOT – Heber Maintenance Complex	1,916,000
Total Other Funding	<u>\$102,244,000</u>

Capital Improvement Funding:

Governor Walker recommended \$43,977,000 for capital improvement funding. This represents a funding level of 0.9% of the replacement cost of state facilities. This lower funding level is permitted in times of budget shortfalls. The Building Board had recommended the full 1.1% funding level of \$53,750,000.

Operating Budget:

DFCM had requested that the funding for its administrative budget be restored. This budget was funded from the General Fund until a few years ago. Due to the tightness of the State's budget, Governor Walker recommended that this budget continue to be funded from capital improvement funds and excess balances in the Project Reserve and Contingency Reserve.

FKS:KEN:sl



State of Utah

Division of Facilities Construction and Management
4110 State Office Building Salt Lake City, Utah 84114
Phone: 801-538-3018 Fax: 801-538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: January 7, 2004
Subject: **Capitol Building Restoration**

David Hart, Executive Director of the State Capitol Preservation Board, will make a presentation regarding the plans for the upcoming restoration of the Capitol Building. This project was endorsed by the Building Board but was not incorporated into the Board's rankings. Governor Walker has recommended partial funding of the project in the amount of \$50 million. This would leave \$135 million to be funded in future years.

FKS:KEN:sl



State of Utah

Division of Facilities Construction and Management
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MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: January 7, 2004
Subject: **Legislative Preview**

DFCM will preview the proposals and activities anticipated in the upcoming legislative session. Those that were known at the time this memo was prepared are summarized below.

Capital Budget:

It is unlikely that there will be any clear signals as to where the Legislature will go with the capital budget before late January. The recommendations of the Legislative Fiscal Analyst are expected to be released about that time. For the past several years, the Capital Facilities Appropriations Subcommittee has typically invited the Building Board to meet with them on the afternoon of the Board's February board meeting. At this time, it is too early to know whether a similar schedule will be maintained. If this schedule is maintained, the meeting would occur at 2:00 on February 4.

Anticipated Legislation:

Of the legislation that was available at the time this information was prepared, only the following bills appear to have the potential of significantly impacting the Board or DFCM. Other legislation that comes to light before the Board meeting will be presented at the meeting.

DFCM Claims and Disputes Resolution Process

Rep. Wayne Harper is expected to sponsor legislation that will require DFCM to establish a dispute resolution process through an administrative rule. The expected legislation will identify required components of the rule. One of the requirements would be to allow subcontractors to submit a claim to the resolution process. DFCM has been working with Representatives Harper and Stephen Clark to develop a bill that is workable from the DFCM's perspective. A draft of this legislation was not available at the time this memo was distributed.

H.B. 20 – Construction Bonding Statutes

This legislation, sponsored by Rep. Michael Morley, would clarify notice requirements relative to payment bonds. As DFCM understands the legislation, it would require the prime contractor to file a notice of commencement of the project with the County Recorder's Office in order for the preliminary notice requirements to take effect. This would not have a direct effect on DFCM.

The following bill files have been opened with titles that suggest that the legislation may affect the Board or DFCM. DFCM will monitor these bills and provide explanations at the meeting if further information is available.

- Amending Art in Capital Facilities, Rep. Loraine Pace
- Sale of Real Property by State Agencies, Rep. David Ure
- Contractor Licensing Amendments, Sen. Parley Hellewell

FKS:KEN:sl



State of Utah

Division of Facilities Construction and Management
4110 State Office Building Salt Lake City, Utah 84114
Phone: 801-538-3018 Fax: 801-538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: January 7, 2004
Subject: **Master Plan for the State Campus in Brigham City and Naming of Building**

Recommendation:

DFCM recommends that the Board approve the attached master plan for the state facilities campus in Brigham City. This master plan will guide the future development of the campus. Approval would also authorize an immediate expansion for Utah State University in the former Fred Meyer Building and Driver License in Building (B). DFCM also recommends that the Board approve the request from Utah State University to name the former Fred Meyer Building the "Utah State University Milton P. Miller Continuing Education Facility".

Master Plan Background:

The proposed master plan for the state campus in Brigham City was reviewed in detail in the last Building Board meeting. At that time, USU had some concerns regarding their future growth in Brigham City that were still being resolved. Per their request, the Board deferred action on the master plan. DFCM understands that USU has since resolved its concerns and supports approval of the master plan with the following changes from the written document that was presented in December. The changes from the written document that was presented in December are noted below. Each of these changes was discussed in the December meeting.

- The first bullet on page 2 was expanded to clarify the potential funding sources for expansion by USU.
- The second bullet on page 2 was expanded to recommend that USU's space continue to be contiguous after it exceeds the capacity of Building (H), (the old Fred Meyer Building).
- The current Floor Plan (Attachment 1) was corrected to identify USU space as USU Continuing Education.
- Several minor clarifications and editing corrections.

Background of Naming Request:

Information regarding the naming request is contained in the letter from USU that is attached following the master plan document. USU will be available to provide additional information at the meeting.

FKS:KEN:sl

Attachment

State Facilities Campus in Brigham City

Master Plan for Future Development

Prepared by

Division of Facilities Construction and Management

December 22, 2003

History

The existing buildings were originally constructed in 1978 and 1979 as a retail/commercial development. While the development occurred in roughly one time period, several design teams and contractors were associated with different aspects of the development.

The layout of the facilities is shown in Attachment 1 entitled Floor Plan Areas. As different portions of this development are frequently referred to based on their previous tenants, the previous tenancy is identified as follows. Building (A) was originally occupied by Albertsons. Building (H) was originally occupied by Grand Central which was subsequently acquired by Fred Meyer. Fred Meyer performed a limited renovation of this building. Building (E) was previously occupied by Blocks. The balance of the facility has had a number of retail/commercial tenants.

After the commercial tenants had vacated this property, a proposal was made to convert the facilities into an “education center”. In 1994, the Legislature appropriated \$900,000 for the development of this center. This amount became an “upfront payment” on long-term leases entered into with Box Elder County by Utah State University and Bridgerland Applied Technology Center. Box Elder County issued revenue bonds to fund the balance of the purchase price along with the cost of renovating substantial portions of the complex for use by USU and BATC. The total cost of the original purchase and remodel was about \$4 million.

The Division of Facilities Construction and Management (DFCM) oversaw the renovation of the facilities by the seller. After satisfactory completion of construction in 1996, the land and buildings were purchased by Box Elder County. BATC moved into the 26,711 square foot space identified as (A) and USU moved into the 15,719 square feet space identified as (Cb), (D) and (E). The state Driver License division continued to occupy the 2,182 square foot space identified as (Ca). The State had previously entered into a lease agreement with the previous owner of the facility for the Driver License space. At that time, the balance of the complex was either vacant or was occupied by other non-state entities.

In order to accommodate growing programs, USU remodeled 7,000 square feet in Building (H), the Fred Meyer Building, in 2002. This space provided four larger classrooms and additional offices. Subsequent to the initial occupancy of the building, BATC expanded into Building (F) consisting of 4,400 square feet. This space is used for cosmetology.

In 2001, the Legislature appropriated \$2,741,000 to DFCM for the purchase of this campus. Due to budget shortfalls, this appropriation was cancelled and the funding was restored by the 2002 Legislature in FY2003. DFCM purchased the campus in November 2002. The purchase included an additional 11.47 acres of vacant land to the south. Attachment 2, entitled Site Plan, identifies how the buildings sit on the property, the access points, and the location of the additional 11.47 acres of vacant land. Item 63 of SB 1 which provided the funding for the purchase included the following intent statement.

“It is the intent of the Legislature that the Division of Facilities Construction and Management purchase the Brigham City Education Facility, together with adjacent property, from Box Elder County and lease it to Bridgerland Applied Technology Center, Utah State University, and other state entities at a rate sufficient to cover the operations and maintenance cost of the entire facility, including vacant space. DFCM may lease vacant space to other entities at market rates until such time as it is needed for state purposes.”

Recommended Future Development

The following conceptual framework is recommended to guide the future use and development of the State Facilities Campus in Brigham City. Additional detail regarding many of the recommendations is contained elsewhere in this report.

- USU should expand into Building (H), the old Fred Meyer Building, as needed to accommodate growth and as funding is available to pay for remodeling and operating costs. It is anticipated that this expansion will occur in a number of individual steps over an extended period of time with the next expansion of approximately 10,000 square feet being required in the immediate future. In addition, this expansion will include a significant expansion of the restrooms. It is anticipated that USU will fund the remodeling cost for some of this expansion. USU may also seek capital improvement funding for this facility, including the expansion of the restrooms.
- The long-term direction of growth for USU is to transition from its primary current location in Building (E), the old Blocks Building, to Building (H). It is anticipated that USU will eventually need all of the space in Building (H). Once USU's programs have expanded to the point of requiring more space than can be accommodated in Building (H), subsequent expansion should be addressed in a manner that provides contiguous space for USU. One alternative for accomplishing this would be to build an addition to Building (H) by replacing Buildings (F) and (G) with a larger facility. This may require the construction a facility to house State entities who may be occupying these buildings at that time. A second alternative would be to construct a new facility elsewhere on the property for all of USU's programs and transfer the use of Building (H) to other State needs. The determination of the expansion plan will depend on the actual growth of USU, BATC and other State programs.
- USU's educational programs in Box Elder County should continue to be consolidated at this campus and should not be relocated to or split to the former K-Mart Building that was recently donated to USU.
- BATC's initial expansion should be into Building (B) as required to accommodate growth. BATC's next expansion would be to Building (E), the old Blocks Building, if it is vacated by USU and warranted by BATC's growth. It is unlikely that BATC's growth will require that this expansion into Building (E) occur before the 2010 to

2015 time period. This expansion is also dependent on the availability of funds to cover remodeling costs for replacement space for USU in Building (H) as well as operating costs for BATC. It is anticipated that the conversion of this space from USU to BATC will require little, if any, remodeling in Building (E).

- As USU's heaviest usage of classrooms occurs between the hours of 5:00 and 11:00 pm and BATC's heaviest usage is between 8:00 am and 3:00 pm, it is recommended that USU and BATC seek shared use of classrooms. It is recognized that the ability to share classrooms is limited by the need to keep space available for the flexible needs of noncredit classes. As the number of classrooms increases at this campus, it is unlikely that the needs of noncredit classes would prevent some shared usage of classrooms.
- The Box Elder County Extension Office has a relationship with USU and should remain in its current location in Building (H) as long as desired by the County and mutually acceptable lease arrangements can be agreed upon.
- The Driver License Office should remain in its current location in Building (C), however, the amount of space currently assigned to Driver License is woefully inadequate. In the immediate future, Driver License should be allowed to "square off" its space in Building (C). This would transfer the 1,018 square foot space identified as (Cb) from USU to Driver License. State funding will be required to remodel this space for Driver License and to construct replacement classrooms in Building (H) for USU. This expansion should meet the needs of Driver License for at least ten years. If a state office building is constructed on this property in the future, consideration should be given to including the Driver License Office.
- Consideration should be given to moving the Departments of Human Services and Workforce Services to this complex when their lease expires in 2012. It is anticipated that these agencies will require between 22,000 and 25,000 square feet. If the growth projected by USU and BATC occurs, it is unlikely that there will be adequate space in the existing facilities to accommodate these agencies at that time. If this is the case, it would be necessary to construct a new state-owned office building on the additional acreage that the State owns at this site. The resolution of this space need should be addressed in 2008 in order to allow the option of pursuing a new facility in the 2009 or 2010 legislative session. An alternative location that should be considered at that time for Workforce Services is the former Job Service facility that is also owned by the State.
- Since its primary function is education, this campus is not an appropriate location to house the operations of Adult Probation and Parole and its space needs should continue to be addressed elsewhere.

- It is unlikely that this complex would be an appropriate location for the Division of Juvenile Justice Services. In any consideration to house this agency at this campus, a careful review should be undertaken of its programs and how they would interact with and potentially conflict with the educational purposes that are at the core of this campus.
- This campus should be considered for space needs that may arise in the future for other state agencies.
- Bear River Health, currently located in Building (G), is a compatible use that should continue at this campus as long as mutually acceptable lease arrangements can be agreed upon.
- Other non-state entities should be allowed to continue to lease space on this campus as long as the space is not needed for other state purposes and the non-state use does not conflict with the state use.
- The State should continue to work with UDOT, Box Elder County, Brigham City and Perry City to develop the alternative accesses to the campus from the west and the east with the expectation that the access from the north across the Vesco easement will eventually be abandoned. It does not appear that 1400 South Street will be a viable access unless Perry City substantially upgrades the road. This upgrade would have a significant impact on the neighborhood that it goes through.

Current Space Utilization and Growth Projections

USU provided substantial detail regarding its current space utilization. This indicated a heavy utilization of classrooms by credit classes between the hours of 5:00 and 11:00 pm. The classroom usage before 5:00 pm and on Fridays and Saturdays is much more limited. During these hours, the classrooms are also used by noncredit programs. The nature of the noncredit programs is that they frequently cannot be scheduled months in advance. Space needs to be available on a flexible basis to accommodate requests for programs as they occur. In reviewing the space utilization information that was provided by USU, DFCM believes that the sharing of classrooms with BATC could occur on a limited basis during certain hours of the day. As the number of classrooms increases at this campus, it is likely that the ability to share classrooms will also increase.

USU's plans for growth are outlined in Attachment 3, Utah State University Brigham City Academic Growth Plan. USU's historical and projected growth on a Head Count basis is indicated on page 2 of that document. USU is projecting an ongoing growth rate of 20% per year. In response to a request from DFCM, USU provided the historical information on a Full Time Equivalent (FTE) basis. This is given in the following table. The Annualized FTE is calculated as the sum of the FTE for the three semesters divided by 2.

Historical	Semester						Annualized FTE	
	Summer		Fall		Spring		FTE	Growth
	FTE	Growth	FTE	Growth	FTE	Growth		
1999-2000	165.5		113.6		274.0		276.6	
2000-2001	101.0	-39%	202.7	78%	281.5	3%	292.6	6%
2001-2002	125.1	24%	305.0	50%	328.0	17%	379.1	30%
2002-2003	119.0	-5%	321.4	5%	364.0	11%	402.2	6%
2003-2004	158.0	33%	378.3	18%	404.0		470.2	17%
Average growth		3%		38%		10%		15%

The information submitted by BATC is included as Attachments 4 and 5. BATC did not provide any information regarding current space utilization other than an identification of the time periods in which classes are taught. The growth projections for BATC are not consistent between the two documents. This master plan relied upon the growth projection of 2% per year that is identified in the letter dated November 19, 2003. A more thorough analysis of BATC's space utilization and growth should occur before additional space is allocated to BATC.

The current Driver License office currently occupies 2,182 square feet and is inadequate to meet the needs of staff and the public. It requires immediate expansion. It is anticipated that expansion into the 1,018 square feet identified as (Cb) would meet the needs of Driver License for at least a ten year period.

The Departments of Human Services and Workforce Services currently share a leased building consisting of 19,552 square feet. This building is located a few blocks to the northwest at 1050 South 500 West. This lease expires on October 31, 2012. At that time, it is anticipated that between 22,000 and 25,000 square feet will be required to meet their space need and provide for some additional growth.

The Division of Juvenile Justice Services is currently housed in the 5,238 square foot old Job Service Building. Due to the nature of the services it provides, it is unlikely that this campus would be an appropriate location for this agency.

The Office of Adult Probation and Parole currently occupies 2,471 square feet of leased space in Brigham City. As this office is frequented by persons who are on probation or parole, it should not be included in this campus since the primary purpose of the campus is to house educational programs.

The only other agencies currently leasing office space in Brigham City are the Department of Agriculture (160 square feet) and the Highway Patrol (3,438 square feet). As both of these leases are on very favorable terms, it is unlikely that it would be cost beneficial for the State to relocate them to this campus.

Population projections for Box Elder County were obtained from the Governor's Office of Planning and Budget. These projections are included as Attachment 6. These projections are detailed by 5-year age groupings. The total percent change in population

from 2005 to 2015 is highlighted in the box. This projection indicates an actual decrease in population by 2015 in the age group from 15 to 24 years old. This is a result of the actual decrease in the population under the age of 5 as identified in the 1990 and 2000 census. The high school age population is not projected to increase until 2020. This document projects a high level of growth (81% and 87%) for the age groups in their thirties. This translates into an average annual growth rate of just under 6.5%.

Based on a review of the data, DFCM believes that USU's projected growth rate of 20% per year is very optimistic. This rate is higher than the actual growth rates for the two most recent school years. Each year, the percentage is applied to a higher base so it also means that the actual growth occurring each year would be larger than the previous year. USU explained that the average age of its students is 31 years old which is the portion of the Box Elder County population that is projected to have the largest amount of growth. In addition, many of the programs that USU is offering are unique to USU in the northern part of the state resulting in a substantial number of students traveling from other counties.

Based on the limited information available, the 2% annual growth rate identified in the November 19, 2003 letter from BATC appears to be reasonable for planning purposes.

Condition of Existing Facilities

The facilities are generally in good condition. Buildings (A), (D), and (E) were upgraded when the campus was purchased by Box Elder County. This included the installation of a new HVAC system, an upgrade to the electrical system, a new roof, and a fire alarm and sprinkling system. Other spaces have received some upgrade when remodeling was performed for occupancy.

Building (H) is a tilt-up construction. DFCM engaged Dunn Associates to perform a structural review of the facilities. Their report indicated that, on a scale of very poor to good, Building (H) is in good condition. The only structural concern noted was the lack of one downspout that allowed water to drain directly over a footing. The minor cracks in the concrete walls were determined to be typical of tilt-up construction and of no concern. This building was upgraded by Fred Meyer when it purchased Grand Central.

The remaining facilities are masonry construction. Dunn Associates rated these buildings as fair. The primary concerns identified were the spacing of masonry control joints and the strength of the roof diaphragm. The roof diaphragm can be addressed when the roof requires replacement in about 10 years.

Access Issues

The location of this campus provides good visibility to the public as it sits on the corner of Highway 89 and 1100 South which is the primary access to I-15. The developed portion of the campus is entirely within the boundaries of Brigham City. The boundary between Brigham City and Perry City traverses the additional acreage as indicated on the Site Plan, Attachment 2.

One of the concerns regarding this campus is the method of vehicular access. Historically, the primary access has been through an entrance off of 1100 South on the north side of the campus. This access crosses an easement for which an annual, escalating payment is required. UDOT's master plan calls for the construction of an overpass for 1100 South over Highway 89. This would eliminate this point of access. As a result of both of these issues, alternative access points are required.

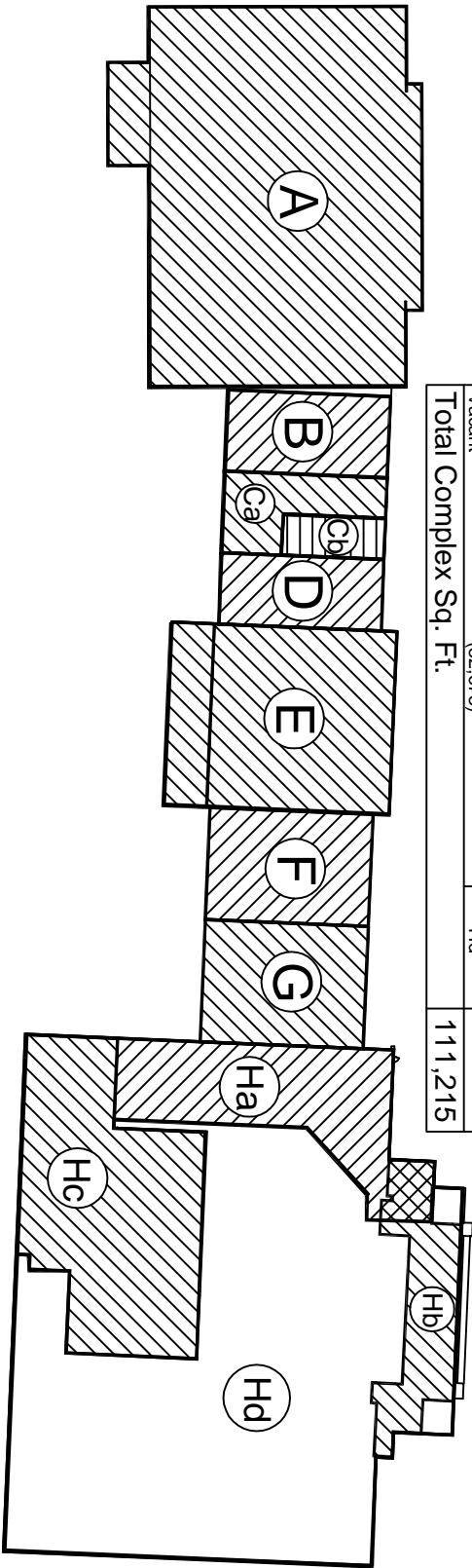
In order to improve the access to this campus, a dedicated road has been developed in conjunction with Brigham City that goes west from the southwest corner of the developed portion of the campus and then turns north to access 1100 South. This road addresses both of the concerns noted above. This road will require additional upgrade in order to become the primary access for the campus.

In order to improve the access from the east, further negotiations should be held with UDOT and Arby's to improve the access that is shared by the State and Arby's. 1400 South is a narrow, partially paved road that provides access to a number of residences. It would not be functional as an access to the campus without substantial widening and upgrade. Given the location of the residential structures, this may be difficult for Perry City to achieve.

Another concern with access is the result of the general slope of this site from the east to the west. This has resulted in a 16.75 foot difference in the floor elevation between Building (A) and Building (H). This elevation change is accomplished in seven steps as identified in Attachment 1. This frequent change in elevation makes it difficult to combine buildings for use or internal access. In the long-term development of this site, it may be appropriate to consider demolishing the structures sitting between Buildings (A) and (H) and replacing them with a larger structure that reduces the number of steps in the elevation change.



CURRENT OCCUPANT	SPACE	AREA
BATC Main Bldg (Main 25447+Mezz.1264)	A	26,711
Private Company	B	3,200
Utah Drivers License	Ca	2,182
USU Continuing Education	Cb	1,018
USU Continuing Education	D	2,800
USU Continuing Education	E	11,901
BATC Cosmetology Program	F	4,400
Bear River Health	G	4,800
"Fred Meyer" Bldg Total	H	54,203
USU Continuing Education (7,000)	Ha	
Box Elder County Extension (3,594)	Hb	
Private Company (10,936)	Hc	
Vacant (32,673)	Hd	
Total Complex Sq. Ft.		111,215



Ground Level Grade Change Diagram (in feet)

A	B	C	D	E	F	G	H
=0.00'	+2.0'	+4.0'	+6.0'	+8.0'	+10.5'	+13.5'	+16.75'

FLOOR PLAN AREAS

A1

SCALE: NONE

CREATED BY: DFCM



COMPUTER AIDED DESIGN SERVICES
DOCUMENT MANAGEMENT
DESIGN - DRAFTING - STANDARDS
PLOTING - SCANNING
MODELING - GRAPHIC DESIGN

4110 STATE OFFICE BUILDING
SALT LAKE CITY, UTAH 84114
PHONE: (801) 537-9132
FAX: (801) 538-3267

BUILDING NAME:

RM# 06193.
BATC
USU EXTENSION
DRIVERS LICENSE
BEAR RIVER HEALTH

PROJECT TITLE:

PROPERTY STUDY LAND AREA AND BUILDING SQUARE FOOTAGES

MARK	DATE	DESCRIPTION
------	------	-------------

ISSUE TYPE:

ISSUE DATE: September 6, 2002

DFCM PROJECT NO:

CAD PROJECT NO: Autoliv1.dwg

CAD DWG FILE:

DRAWN BY: SAC

CHK'D BY: SAC
COPYRIGHT: State of Utah

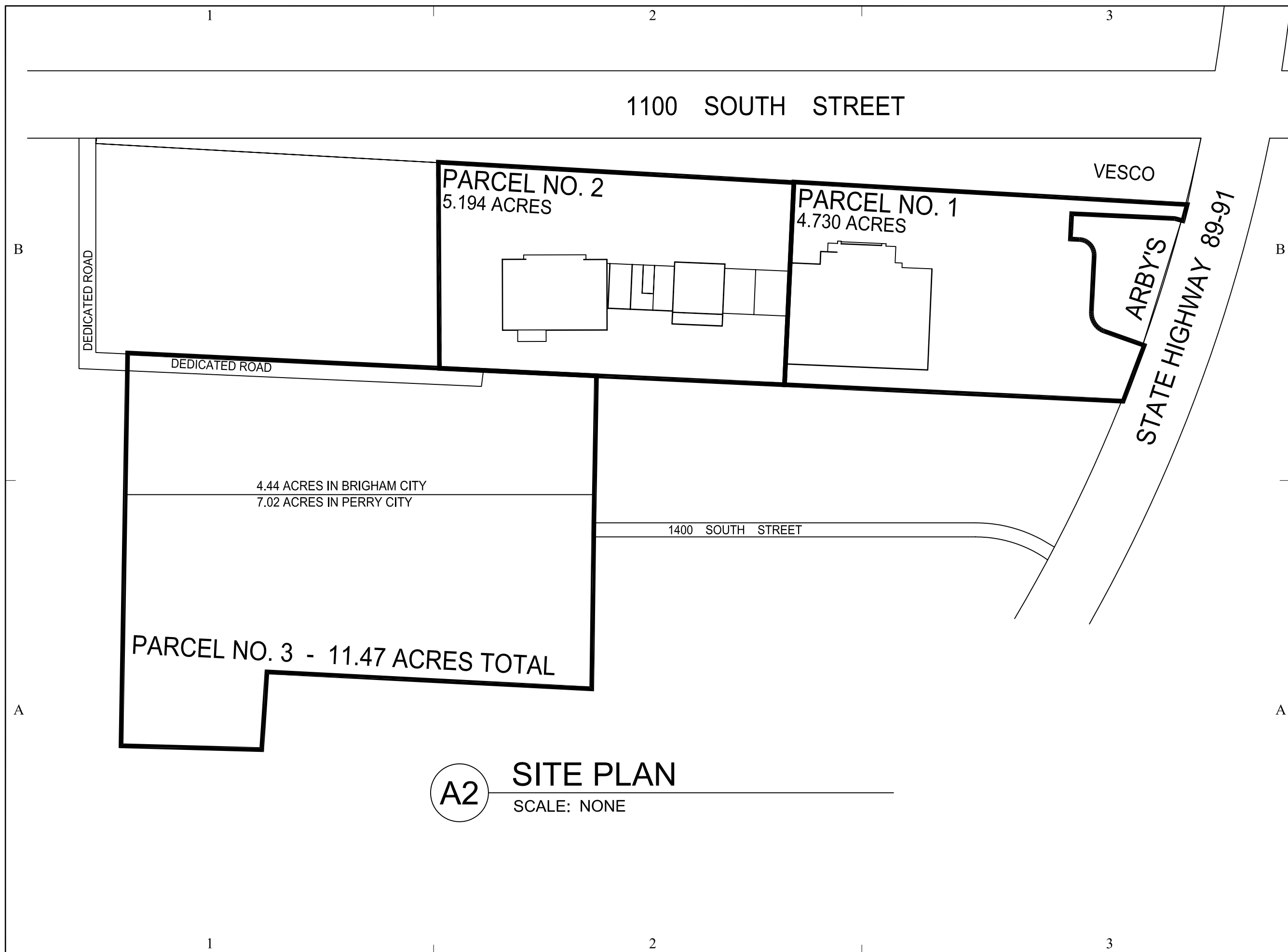
SHEET TITLE

SITE PLAN

SHEET NUMBER

CS101

SHEET 1 OF 2



Utah State University Brigham City Academic Growth Plan

Background Information

Utah State University Brigham City started operating in the Box Elder County Courthouse in 1981. For the following two years classes were offered at the courthouse via the USU ComNet delivery system and face-to-face classes were offered in rooms rented from Box Elder School District. In 1984 a turn-of-the-century home was rented from Box Elder School District and the ComNet system was expanded and moved into the old home. The living room became a computer lab, one bedroom an office, and other bedrooms became ComNet classrooms. In 1991 a store-front in an abandoned strip mall was rented and remodeled for use as classrooms for both ComNet classes and face-to-face classes.

Student enrollment and degree offerings continued to expand over the next five years. In 1996 State Representative Rob Bishop, from Brigham City, spearheaded a campaign to appropriate money to expand the USU Brigham City campus. The appropriation also funded moving Bridgerland Applied Technology Center operations in Brigham City to the same location as USU's operations. The entire strip mall was purchased and 15,000 square feet of space was renovated for use by USU.

USU Brigham City continued to grow and in 2002 seven thousand square feet of additional space was renovated for use by USU. Also in 2002, state money was appropriated to purchase the facility from Box Elder County. The Utah Department of Facilities and Construction Management was given charge of the facility in November 2002.

Student enrollment at USU Brigham City had been growing at extremely high rates for the past five academic years. This growth created a need for new faculty and support personnel. More space for education and administration became a critical issue in 2003. Future growth is projected to continue at high rates for the next five years.

The anticipated continued growth is projected based on six major issues:

- 1) Historical data are a reliable predictor of the future. There is no foreseeable reason to expect the recent growth to stop.
- 2) New degree programs and therefore additional classes are being requested, developed, and added every year.
- 3) The demand for the newly approved associate of science degrees is rapidly growing as a result of renewed emphasis on the Governor's Century Scholarship program for high school students and with the new federal "leave no child behind" program.

- 4) New demand from students that are no longer going to be accepted to USU's main campus in Logan, but will be admitted to branch campuses, will increase class size and increase the demand for remedial classes.
- 5) Data compiled by Governor's Office of Planning and Budget and the National Center for Higher Education Management Systems which recently confirmed that Utah will have to add a 3,200 student college to the higher education system each year for next twenty years in order to keep up with demand for higher education.
- 6) Increased demand for classes in support of the newly approved associate of applied science degrees offered at our neighboring UCAT institution will create a need for more and larger sections of classes.

The table below shows the historical and projected growth for USU Brigham City. The growth is projected forward for five academic years. Note the projection for academic year 2003-2004 where a twenty percent increase for summer semester 2003 was projected; the actual growth in headcount is 38 percent and the actual growth in FTE is 32 percent. The following projections based on historical data are conservative projections.

	HISTORICAL AND PROJECTED GROWTH						
	Head Count				Percentage Increase		
	Summer	Fall	Spring	Total	Summer	Fall	Spring
Actual							
1999-2000	141	299	525	965			
2000-2001	282	456	680	1418	100%	53%	30%
2001-2002	325	705	879	1909	15%	55%	29%
2002-2003	377	848	957	2182	16%	20%	9%
Projection							
2003-2004	507	1018	1148	2673	38%	20%	20%
2004-2005	608	1221	1378	3207	20%	20%	20%
2005-2006	730	1465	1654	3840	20%	20%	20%
2006-2007	876	1758	1984	4618	20%	20%	20%
2007-2008	1051	2110	2381	5542	20%	20%	20%
2012-2013	2616	5250	5925	13791	--	--	--

The ten-year projection is based on the expectation that the same six issues mentioned above will continue to influence enrollment at USU Brigham City. Additionally, USU Continuing Education is looking to Brigham City to develop and deliver electronic mediated classes throughout the state, the nation, and the world. The Brigham City campus will be asked to provide a major level of support for the USU electronic education system.

Demographics

USU Brigham City serves all of Box Elder County and also serves certain student populations in Weber County and Davis counties. Demographics for the surrounding area are listed in the table below.

AREA DEMOGRAPHICS		
	Radius from City Hall	
	5 Miles	30 Miles
Population	21,671	183,930
Households	6,849	58,769
Labor force: age 16+	15,395	133,904
Avg. family income	\$57,876	\$59,835
Per capita income	\$17,023	\$17,361
Education age 25+		
H. S Grad	27.6%	27.7%
Some College	29.6%	30.2%
Assoc/Bach/Grad Deg	31.1%	29.6%

The average age of USU Brigham City students is 31.3 years, 62% are married and approximately 65% are employed full-time. Also, students who do not meet admission requirements or students dropping below an acceptable GPA on campus are referred to USU Brigham City to improve their GPA. Smaller class sizes afford personal instruction to help them achieve.

Need for Expansion

FTE growth over the past five years and continued future high growth rate predications have created a major need for additional space for larger and more classrooms at the Brigham City campus. Existing classrooms were designed for 15–20 students. Operating with economies of scale sufficient to deliver programs in an economically viable manner will require that larger classrooms be built. Fourteen of the existing twenty classrooms are simply too small to be economically sound. There is sufficient FTE growth to justify classrooms designed to serve 40– 50 students.

Development and renovation of additional classroom space for electronic and face-to-face content delivery and additional administrative space to support staff and students is vital to the continued growth and success of USU Brigham City. Additional space is also needed to support student services that are critical to the retention and academic success of students.

The Compact Plan for Brigham City stipulated adding new faculty to support the BATC nursing program and the Associate of Science degrees. There is an ongoing need for new and specialized classrooms and laboratories to support new and current programs. A renewed commitment to student retention and recruitment has required that new advising personnel and support staff be added. Office space is also needed for new advising, faculty, and administrative staff, which will be onboard by August 11th, 2003.

University and Community Impact

The USU Brigham City facility has been the number one building on the University's off-campus capital expenditure priority list for the past five years and was just recently moved to the number two spot. Even though the Brigham City facility was recently moved to the number two spot, there is still a request for five million dollars for capital renovation of the Brigham City facility in place. Continued operation and funding the capital project is in total compliance with the campus master plan.

The former KMart building in Brigham City was recently gifted to USU. Community involvement in the acquisition of this property should be an indication of the community support for Utah State University Brigham City. Brigham City community leaders were instrumental in the gifting of the Kmart building, a two million dollar property. The Brigham City Redevelopment Agency is also willing to provide monetary support for renovation of the KMart building should that location be determined to be the best location for USU in Brigham City.

USU Brigham has become an integral part of the community providing programs which enhance government, educational, and business interests. For example, USU Brigham City has recently made arrangements with local Head Start personnel to provide associate degree programs for their employees. The Box Elder County School District is requiring all teacher aides to obtain an associate degree within 4 years. USU Brigham City in cooperation with school district personnel is providing courses that will help aides meet this requirement. In addition, USU Brigham City is currently working with Thiokol ATK and Autoliv Automotive Safety Products to provide courses to meet their employee's on-going needs. We have also provided on-site and satellite delivered graduate programs for these local businesses.

As a partner with the College of Education and the Box Elder School District, USU Brigham City is providing opportunities for student teaching. We also have plans to expand the concurrent enrollment programs at both Box Elder and Bear River high schools to help high school students meet requirements for the New Century Scholarship program.

Degrees and Programs Currently Offered at USU Brigham City

Utah State University Brigham City offers the following degrees to meet the needs of students beginning or continuing their education:

Associate Degrees

- Office Systems Support
- Associate of Science emphasis in:
 - Business
 - Psychology
 - History
 - Family and Human Development
 - English
 - Computer Science
 - Liberal Arts

Bachelor Degrees

- Accounting
- Accounting Information Systems
- Business Information Systems
- Business Administration
- Psychology
- Elementary Education (on-campus credits required)
- Computer Science (on-campus credits required)
- Special Education

Other

- History Minor
- English Minor
- Psychology Minor
- Family and Human Development Minor
- School Library Media Certificate (can also be used as a teaching minor)
- Administrative/Supervisory Certificate in Education

Masters Degrees

- Business Information Systems
- Human Resource Management
- Human Environments with an Emphasis in Family and Consumer Science Education and Extension
- Technical and Professional Writing (Internet Delivery)
- Elementary Education (on-campus credits required)
- Health, Physical Education and Recreation
- Secondary Education (on-campus credits required)
- Special Education
- Psychology: School counselor
- Computer Science
- Instructional Technology with an emphasis in Educational Technology
- Public Administration

General Education

Courses for all majors

Independent Study

(Over 150 courses offered)

Concurrent Enrollment

For qualified high school students

Additional Programs and Degrees to Serve Students and the Community

Student Services & Retention - Tier II tuition money is earmarked in part for student retention, student academic services, and student wellness issues. The demand for these services has increased rapidly as USU Brigham City has grown. We will require additional new space as we provide these services for our student body. The student officers have recently surveyed USU Brigham City students to assess possible areas of improvement. Students are very interested in expanding our testing center, providing additional study areas and library services, and adding recreational areas including exercise equipment for health and wellness. There is also interest in providing child care services at a minimal cost, which would provide educational opportunities to students who have wanted to return to school but could not afford childcare. We also have a new full-time academic advisor that will require space to support our students.

Faculty Services - We now have three new full-time faculty and one new part-time faculty who will require office space. We will require even more additional space for faculty and faculty services as we continue to grow.

New programs

There is an apparent gap in the elementary education program provided by the main campus in Logan. The main campus program is consistently full, yet we continually receive requests from students returning to education after raising a family. There is a large population of elementary education students in Box Elder County and Northern Weber County that is not being served. Working with the College of Education, USU Brigham City can help meet these students' needs by offering Level II, III and IV classes.

There is a major shortage of educated professionals in the nursing profession. USU Brigham City is currently working with BATC to help remedy this situation. There is also a great need and potential for USU Brigham City to develop relationships with Weber State University's Nursing Program to help the community meet this need.

Summary

Utah State University Brigham City has grown rapidly over the past several years. That rapid growth is expected to continue at high rates for the next several years. The time is right for USU Brigham City to develop a facility plan in coordination with their academic plan that will ensure that USU Brigham City can continue to serve the residents of Brigham City and Utah.

July 15, 2003

October 21, 2003

Mr. Kenneth D. Nye
Deputy Director
Division of Facilities Construction and Management
4110 State Office Building
Salt Lake City, UT 84114

Dear Ken

Subject: BATC Brigham City Campus Space Needs Information

The following is in response to your request regarding the Brigham City Campus.

1. A current floor plan of the Brigham City Campus identifying its use by the respective categories is included.
2. Current space utilization information:

Secondary Students:	Monday through Friday • 8 a.m. to 3 p.m.
Postsecondary Students:	Monday through Friday • 8 a.m. to 3 p.m.
	Monday through Thursday • 6 p.m. to 10 p.m.

3. Growth projections for the next five to ten years:

Years 1 to 3	Growth at 1% per year	3%
Years 4 to 6	Growth at 3% per year	9%
Years 6 to 10	Growth at 20% per year	20%

(Please note that growth projections are based on the assumption that legislative appropriations will be sufficient to accommodate growth.)

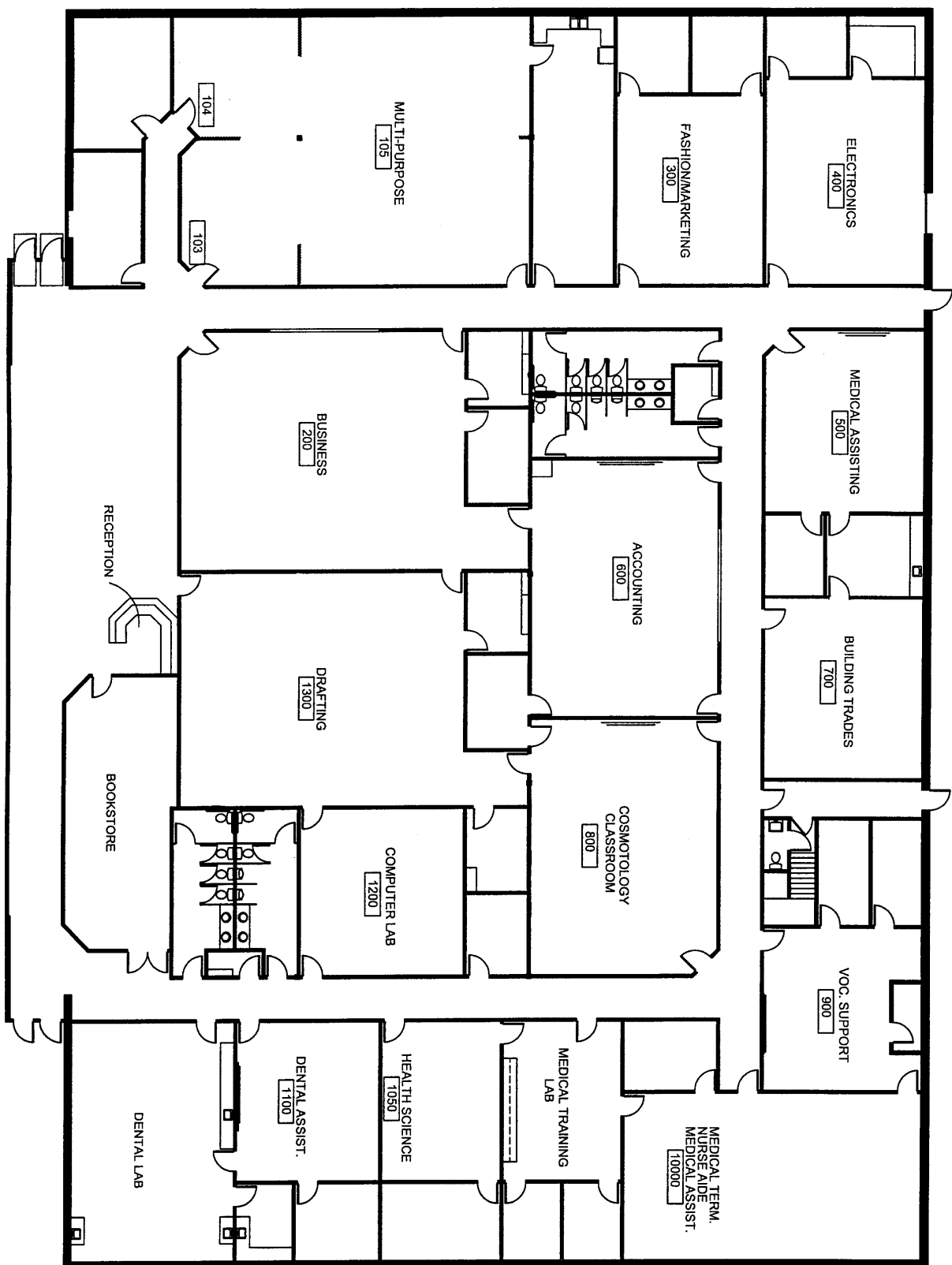
4. BATC does not anticipate any space needs that cannot be accommodated in a typical classroom/office space. No unusual space needs are currently anticipated.
5. Additional information to consider is future expansion plans. The most significant expansion need is in the area of Cosmetology. Program enrollment is currently limited by classroom and lab space. As the space becomes available, BATC would like to expand the lab and the classroom to the west (the space currently occupied by USU). Other than minor modifications for access, no major remodel of that space is anticipated. *(Please note that our desire to expand into the space currently occupied by USU is based on the assumption that they will be remodeling the Fred Meyer portion of the building and expanding their operation in that direction. We are not proposing the expansion of BATC until USU has determined what would best meet their needs and actually moved in that direction.)*

BATC is also interested in moving east from the Albertson's portion of the facility until all of the space between the current BATC facility and the current BATC Cosmetology Program is fully utilized. The most immediate of these expansions could occur in the portion of the building immediately east (where the telemarketing business is currently located). BATC would offer the Industrial Electronics and Information Technology training programs in that area.

Thank you for your assistance and for all you do in our behalf.

Sincerely

Dr. Richard L. Maughan
Campus President



NOVEMBER 19, 2003

MR. KENNETH D. NYE
DEPUTY DIRECTOR
DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT
4110 STATE OFFICE BUILDING
SALT LAKE CITY, UT 84114

DEAR KEN

SUBJECT: BATC BRIGHAM CITY CAMPUS SPACE NEEDS INFORMATION CLARIFICATION

THE INFORMATION THAT WE SENT APPEARS VERY CLEAR TO ME. THE 20 PERCENT IN QUESTION IS NOT 1 YEAR BUT 10 YEARS AT 2 PERCENT A YEAR. THIS FIGURE IS SOMEWHAT CONSERVATIVE. ACTUAL NUMBERS ARE LISTED BELOW:

2000-2001		
ADULT	UNDUPLICATED	468
	DUPLICATED (<i>MORE THAN ONE PROGRAM</i>)	583
HIGH SCHOOL	UNDUPLICATED	409
	DUPLICATED (<i>MORE THAN ONE PROGRAM</i>)	770
2000-2002		
ADULT	UNDUPLICATED	528
	DUPLICATED (<i>MORE THAN ONE PROGRAM</i>)	669
HIGH SCHOOL	UNDUPLICATED	584
	DUPLICATED (<i>MORE THAN ONE PROGRAM</i>)	1,101

NOTE: THESE NUMBER HAVE BEEN AUDITED BY THE STATE AND VERIFIED CORRECT. WE HOLD ON 2003 FOR AUDIT VERIFICATION

KEN, YOU WILL NOTE THAT THIS DATA EXCEEDS OUR PROJECTION, BUT WE DO ANTICIPATE A DROP IN HIGH SCHOOL STUDENTS DUE TO THE DISTRICT'S PROJECTED DECLINE IN STUDENTS. WE ARE SEEING AN INCREASE IN ADULT NUMBERS ABOVE OUR ESTIMATED PROJECTIONS. PLEASE LET ME KNOW IF YOU NEED FURTHER CLARIFICATION.

SINCERELY

DR. RICHARD L. MAUGHAN
CAMPUS PRESIDENT

**Box Elder County
Population Projections
By Year Age Group
1980 - 2030**

Age	1980	1990	2000	2005	2010	2015	Percent Change 2005 to 2015	2020	2030
Less than 5 years old	4,374	3,826	3,963	4,061	5,065	5,626	39%	5,464	4,836
5-9 years old	3,394	4,612	4,148	4,042	4,280	5,229	29%	5,628	4,954
10-14 years old	3,183	4,400	4,447	4,231	4,277	4,462	5%	5,282	5,400
15-19 years old	3,625	2,878	4,404	4,263	4,174	4,175	-2%	4,250	5,306
20-24 years old	2,389	1,719	2,953	3,992	3,877	3,738	-6%	3,528	4,196
25-29 years old	2,392	2,505	2,475	3,755	4,641	4,453	19%	4,022	3,708
30-34 years old	1,977	2,865	2,419		4,475	5,405	#VALUE!	4,907	3,928
35-39 years old	1,664	2,404	2,928	2,472	3,201	4,617	87%	5,359	4,143
40-44 years old	1,657	1,849	3,015	3,200	2,840	3,537	11%	4,879	4,965
45-49 years old	1,618	1,548	2,558	3,047	3,351	2,934	-4%	3,516	5,476
50-54 years old	1,471	1,554	1,888	2,576	3,147	3,412	32%	2,904	4,768
55-59 years old	1,343	1,502	1,617	1,884	2,633	3,174	68%	3,361	3,431
60-64 years old	1,200	1,245	1,487	1,588	1,902	2,616	65%	3,087	2,797
65-69 years old	1,012	1,112	1,363	1,418	1,555	1,849	30%	2,494	3,133
70-74 years old	757	917	1,090	1,257	1,333	1,458	16%	1,707	2,754
75-79 years old	550	744	868	949	1,110	1,176	24%	1,279	2,061
80-84 years old	370	475	606	686	770	894	30%	940	1,236
85 years old and over	246	330	516	524	593	678	29%	784	996
Total	33,222	36,485	42,745	46,928	53,224	59,433	27%	63,391	68,088
Median Age	24	27	28	29	30	32		34	37

Note: 1980 and 1990 populations are April 1 U.S. Census Modified Age, Race, and Sex (MARS) populations; all others are July 1 populations.

Source: 2002 Baseline Projections, Governor's Office of Planning and Budget, UPED Model System.



OFFICE OF THE VICE PRESIDENT
FOR ADMINISTRATIVE SERVICES
1445 Old Main Hill
Logan UT 84322-1445
(435) 797-1146
FAX: (435) 797-0710

17 December 2003

F. Keith Stepan, Director
Division of Facilities Construction
and Management
4110 State Office Building
Salt Lake City, UT 84114

Dear Keith:

SUBJECT: Naming Permission for the Brigham City Continuing Education Facility

We are seeking authority from the Building Board to name the Utah State University continuing education facility in Brigham City after Mr. Milton P. Miller of Brookville, New York.

The wife of the late Mr. Miller, Selma, donated to the University the K-Mart building and surrounding property in Brigham City (valued at \$2.1 million) for educational use. It appears the continuing education activities of the University will be remaining at the DFCM property in Brigham City that contains the former Fred Meyer store, therefore, we request permission to name the University's continuing education space at this location the:

"Utah State University Milton P. Miller Continuing Education Facility"

We appreciate your consideration of this matter. Please let me know if further information is needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin C. Womack".

Kevin C. Womack
Associate Vice President for
Administrative Services

KCW/jm



State of Utah

Division of Facilities Construction and Management
4110 State Office Building Salt Lake City, Utah 84114
Phone: 801-538-3018 Fax: 801-538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: January 7, 2004
Subject: **Reallocation of Capital Improvement Funds**

Recommendation

DFCM recommends that the Board reallocate capital improvement funding for the following projects.

University of Utah \$700,000 to address Life Safety Issues at the Huntsman Center.

SUU \$163,000 for design and asbestos abatement and interior demolition of the Old Main Building.

Brigham City Education Center \$300,000 to expand restrooms and construct replacement classrooms for USU and remodel office space for the Drivers License Division.

DFCM \$39,000 to hire a consultant to update the state's design standards.

Background

In FY 2004, the Building Board authorized \$1,202,000 in improvement funding to upgrade the HVAC and fire sprinkling system at the Public Safety POST Academy. Subsequently, the Department of Public Safety has sought to move its police officer training program from this location to a new location on the Salt Lake Community College Campus. As a result, DFCM recommends that the HVAC and fire sprinkling system project be postponed until a new use for the POST Academy Building is determined. The building is currently configured as mainly dormitory and open gym space. If, for example, the new use of the building is office space, the configuration of the HVAC and fire sprinkling will be vastly different than what is currently called for. DFCM recommends that the funding for the POST Academy project be reallocated to the following projects.

U of U Huntsman Center Life Safety Issues:

The Jon M. Huntsman Center project will replace the existing 35 year old fire alarm system that is failing and add a fire sprinkler system to bring it into compliance with current fire and life safety codes. In addition it will allow the university to comply with ADA alarm requirements. The \$700,000 in funding from the state will augment funds from the university to complete this project.

SUU Old Main HVAC, Electrical and Seismic Renovation:

In FY 2002, DFCM was directed to fund \$1.5 million for the Old Main Building seismic stabilization project and \$1.5 million for the Braithwaite Building seismic stabilization project. However, during planning, it was determined that both buildings were also in need of a complete HVAC and electrical upgrade and that this work should be done in conjunction with the seismic upgrade. Because the university did not want both buildings out of commission at the same time, the Board transferred funds assigned to the Old Main project to the Braithwaite project with the understanding that additional funding would be obtained for the Old Main project after the Braithwaite project was completed. The Braithwaite project is now completed and the university is ready for DFCM to proceed with the Old Main project. University officials desire to have the Old Main renovation completed by July 15, 2005. In order to meet this schedule, it is necessary to move forward immediately with the design, asbestos abatement and interior demolition. DFCM recommends that \$163,000 be transferred at this time with funding for construction to be requested in the FY 2005 capital improvement cycle.

Brigham City Education Center Renovation: In conjunction with the Master Plan for the Education Center, DFCM recommends that the Board allocate \$300,000 to move forward with phase I of campus renovation and build-out. This project will expand the Drivers License Division office which currently occupies space in the center section of the facility and is in great need of additional room to meet customer demand. Utah State University currently occupies the space adjacent to Drivers License that is needed for the expansion. Consequently, DFCM recommends that replacement space for USU be constructed in the Fred Meyer section of the facility. The build-out for USU will entail expansion of the existing restrooms and construction of two classrooms.

DFCM Design Standards:

DFCM requests \$39,000 to hire a consultant to update the state's construction design standards. DFCM's current design standards are several years old and changes to the building code, fire code and improvements to materials and technologies have rendered the current standards obsolete.

FKS:KDB:sll



State of Utah

Division of Facilities Construction and Management
4110 State Office Building Salt Lake City, Utah 84114
Phone: 801-538-3018 Fax: 801-538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: January 7, 2004
Subject: **Delegation of Projects to the UofU and USU**

Recommendation:

DFCM recommends that the Board authorize the delegation of the following projects to the University of Utah and Utah State University.

UofU – Chemistry Gauss Haus
USU – Recital Hall
USU – Remodeling for Expansion in Brigham City

Background:

Additional information for each of these requests is provided below.

UofU – Chemistry Gauss Haus

As noted in the attached letter from Michael Perez of the University of Utah, this project was authorized in 2002 with a smaller scope of \$1,500,000. The programming step of this project has been completed and the University is ready to begin design. Until now, this project has been managed by the University under the “across the board” delegation that was granted to the University for projects up to \$5,000,000.

During the programming process, the need and funding for a substantially larger facility was identified. The request for this larger facility was presented to the Board in October and is included in the Board’s recommendations for “Other Funds” projects. A copy is also attached of the project summary that is included in the Board’s Five Year Book.

DFCM supports this delegation request as the project is already underway under the University’s direction. The desired completion date suggests that the project should proceed with the design process while legislative approval of the expanded scope is being sought.

USU – Recital Hall

This project was authorized by the Legislature in 1999. As the University obtained sufficient donations to proceed, it worked with DFCM to program the project. The programming step has now been completed. As noted in the attached letter from Kevin Womack, Utah State University desires to manage the design and construction phases of the project due to the close coordination that is required with the donors.

DFCM supports this delegation request as the project is fully funded by donations and because of the unique relationship USU has with the donors.

USU – Remodeling for Expansion in Brigham City

As noted in the agenda items dealing with the Master Plan for the State Campus in Brigham City and the Reallocation of Capital Improvement Funds, funding is now in place for an expansion of space occupied by USU in Brigham City. This expansion requires the conversion of space in the former Fred Meyer Building to education space.

At the time this packet was distributed, USU was still resolving the scope of remodeling that it would be able to fund. If that question is resolved prior to the Board meeting, the delegation of this project will be presented to the Board. The total cost of this project will be less than the \$2 million level that is currently granted on an “across the board” basis. Separate approval of this delegation is sought because the “across the board” delegation only applies to facilities owned by USU.

DFCM supports the delegation of this project with the following two conditions.

DFCM first resolves the portion of the capital improvement funds to be used for remodeling space currently occupied by USU to instead be used by the Division of Driver License. The balance of the capital improvement funding will be combined with the University’s funds for this delegated project. The scope of the delegated project will include the expansion of the restrooms.

DFCM reviews and approves the plans and specifications prior to proceeding to construction. This condition is included because DFCM owns this facility and is responsible for its management.

FKS:KEN:sl

Attachment



Office of the Vice President
for Administration Services

November 24, 2003

Mr. Keith Stephan, Director
Division of Facilities Construction/Management
4110 State Office Building
Salt Lake City UT 84114

Dear Keith:

DELEGATION: CHEMISTRY GAUSS HAUS

The University of Utah requests delegation for the design and construction of the Department of Chemistry's Gauss Haus. This project was approved by the 2002 Legislature in "HB 2 General Obligation Bond and Capital Facilities Authorizations."

The Gauss Haus, an in-fill addition to the Henry Eyring Chemistry Building, will house infrastructure resources for NIH-sponsored research and provide new office and laboratory space for faculty and students.

The original project was approved by the 2002 Legislature at 10,000 gsf (\$1.5 million). Further research, including site visits to comparable facilities, lead to modifications to the scope regarding the physical and environmental requirements for the NMR equipment and research practices. As a result, the program has expanded to 24,000 gsf at a total estimated project cost of \$7.6 million.

Funding for design and construction will be through a NIH Federal Grant and University research funds. As submitted in the 2004 Capital Development Request, and approved by the Utah State Building Board October, 16, 2003, the University of Utah may request \$192,720 annual increased O & M (Operations and Maintenance) from the State.

We appreciate support of this request for delegation and respectfully ask for consideration and approval by the Utah State Building Board.

Sincerely,

Michael G. Perez
Associate Vice President

c: Anne Racer, Director Facilities Planning
Pete van der Have, Director Plant Operations
John Huish, Director Campus Design/Construction
Brad Clawson, Campus Design/Construction

I:DFCM.GAUSS HAUS DELEGATION-KStepan.112403

Associate Vice President Facilities Management

1795 East South Campus Dr Rm 219
V.Randall Turpin University Services Building
Salt Lake City, Utah 84112-9404
(801) 581-6510
FAX (801) 581-6081

Utah State UNIVERSITY

OFFICE OF THE VICE PRESIDENT
FOR ADMINISTRATIVE SERVICES
1445 Old Main Hill
Logan UT 84322-1445
(435) 797-1146
FAX: (435) 797-0710

17 December 2003

F. Keith Stepan, Director
Division of Facilities Construction
and Management
4110 State Office Building
Salt Lake City, UT 84114

Dear Keith:

SUBJECT: Delegation Request - Recital Hall, DFCM Project #03184770

Consideration of the Building Board to delegate management authority of the Recital Hall project to Utah State University is requested. As you know, this \$8,340,000 project is completely funded through private donations. Construction of the Recital Hall is the first phase of a broader master plan to expand the School of the Arts within the College of Humanities, Arts and Social Sciences. The donors want to have significant input into the project, and we want to work very closely with them to assure that their vision of the project is met. It is felt this goal can best be accomplished if Utah State University manages the project.

Utah State University has demonstrated its ability to successfully manage projects in excess of the \$2 million delegation limit. This project would be managed the same as previous projects with Facilities Design and Construction personnel coordinating the construction and the Office of the Vice President for Administrative Services handling the financial accounting. State procurement codes will be followed as administered by USU's Purchasing Services. USU will report the project through the regular delegation/administration report process and submit any other reports to DFCM as requested. It is our intent to request state O&M funding at the appropriate time.

DFCM's support of the project is very much appreciated. A favorable response to this delegation request at the 7 January 2004 meeting of the Building Board will also be appreciated.

Sincerely,



Kevin C. Womack
Associate Vice President for
Administrative Services

KCW/jm

c: Kenneth E. Nye
Darrell E. Hart



State of Utah

Division of Facilities Construction and Management
4110 State Office Building Salt Lake City, Utah 84114
Phone: 801-538-3018 Fax: 801-538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: January 7, 2004
Subject: **Administrative Report for the University of Utah**

Attached for your review and approval is the administrative report for the University of Utah.

FKS:sl

Attachment



December 17, 2003

Mr. Keith Stepan
Division of Facilities Construction
and Management
4110 State Office Building
Salt Lake City, UT 84114

Reference: Delegated Projects Report for the Meeting of January 7, 2004

Dear Keith:

The status report of delegated projects to the University of Utah is enclosed for the Utah State Building Board.

Please call me at 581-5743 if there are any questions.

Sincerely,

Brad Clawson
Manager, Support Services

Enclosures

c: Mike Perez
John Huish

University of Utah
Architect/Engineer Agreements
Awarded From November 14, 2003 to December 17, 2003

Design					
Project No.	Project Name	Firm Name	Proj. Budget	Contract Amt	Comments
0274-11987	Hospitals and Clinics, South Jordan Medical Clinic	MHTN Architects, Inc.	\$150,000	\$21,250	
0512-11843	RMCOEH - Conversion to Research Administration	Cooper Roberts Simonsen Architecture	2,222,300	146,600	
Programming					
Project No.	Project Name	Firm Name	Const. Budget	Contract Amt	Comments
Study					
Project No.	Project Name	Firm Name	Const. Budget	Contract Amt	Comments

University of Utah
Construction Contracts
Awarded From November 14, 2003 to December 17, 2003

Construction - New Space				
Project No.	Project Name	Firm Name	Design Firm	Const. Budget Contract Amt Comments

Construction - Remodeling				
Project No.	Project Name	Firm Name	Design Firm	Const. Budget Contract Amt Comments

Construction - Site Improvement				
Project No.	Project Name	Firm Name	Design Firm	Const. Budget Contract Amt Comments

Design/Build				
Project No.	Project Name	Firm Name	Design Firm	Const. Budget Contract Amt Comments

University Of Utah
Report Of Contingency Reserve Fund

For the Period of November 17, 2003 to December 18, 2003

PROJ. NO.	DESCRIPTION	CURRENT TRANSFERS	TOTALS TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS
BEGINNING BALANCE		902,713.07			
INCREASES TO CONTINGENCY RESERVE FUND					
DECREASES TO CONTINGENCY RESERVE FUND					
NEW CONSTRUCTION					
REMODELING					
PLANNING / OTHER					
ENDING BALANCE 01-00341-7000-05107		902,713.07			

University Of Utah
Report Of Project Reserve Fund Activity
For the Period of November 17, 2003 to December 18, 2003

PROJECT NUMBER	PROJECT TITLE	TRANSFER AMOUNT	DESCRIPTION FOR CONTINGENCY TRAN	% OF CONSTR. BUDGET
	BEGINNING BALANCE	\$172,982.70		
	INCREASES TO PROJECT RESERVE FUND:			
	DECREASES TO PROJECT RESERVE FUND:			

CURRENT BALANCE OF PROJECT RESERVE: **\$172,982.70**



State of Utah

Division of Facilities Construction and Management
4110 State Office Building Salt Lake City, Utah 84114
Phone: 801-538-3018 Fax: 801-538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: January 7, 2004
Subject: **Administrative Reports for DFCM**

The following is a summary of the administrative reports for DFCM.

Lease Report (Pages 1 - 2)

Item 2 Amendments, Park City DSPD lease for two offices in the building vacated by DCFS. This rate reflects the size and term of the agreement. The lease is for one year to allow us to search for a more cost effective solution.

Architect/Engineering Agreements Awarded, 7 Agreements Issued (Page 3)

No significant Items.

Construction Contracts Awarded, 61 Contracts Issued (Pages 4 - 5)

Item 1, State Developmental Center Willow Creek Building Remodel

This project was awarded for significantly under the construction budget, funds will be transferred to the Project Reserve Fund, and will show on February's Board packet information.

Item 10, SLCC South City Campus Landscaping Improvements

The difference between the construction budget and actual contract amount was covered with a decrease change order and a transfer from the Project Reserve Fund of \$21,206.

Report of Contingency Reserve Fund (Pages 6)

Increases

The increases are additional transfers to Contingency Reserve, of the amount that was budgeted for contingency on FY'04 funded projects, which just had a final project budget completed.

Other Funding Increases

Decreases, New Construction

State Hospital Rampton Building Ph II

This transfer covers change orders #16 and #18, which consist of several scope items for additional sinks, electrical work required by Fire Marshall, removal of excess soil from site, extension of retaining wall, and revisions to the fire alarm system. There are also many omissions to modify door hardware to meet Fire Marshall requirements, security fence upgrades, wiring revisions for ranges, exit signs, and to add a 2nd handrail and security gate to meet code requirements. This transfer also covers a small design modification for increased design services on the projects.

Report of Contingency Reserve Fund Continued

Decreases, New Construction Continued

USU New Merrill Library

This covers change order #4 for unforeseen site conditions not identified in the soils report, and for errors and omissions on the drawings from the architects.

Decreases, Remodeling

WSU Steam System and Tunnel Repairs Ph II

This transfer covers the costs of change order #1. During construction, it was determined that the Engineer had failed to address numerous issues with regard to safety venting, valve replacement, etc. They failed to adequately determine all relevant existing conditions prior to design. The firm has paid their contractual portion of this change order, thus reducing the draw from contingency. This transfer also covers the cost of change order, #2 for a small unknown condition.

Report of Project Reserve Fund Activity (Page 7)

Increases

These items reflect savings on projects that were transferred to Project Reserve per statute. Many projects were closed this last month, as DFCM staff continues to make this a priority.

Decreases

SLCC South City Campus Landscaping Improvements

Construction costs were substantially over budget, due to signage costs over the estimate. All of the signage has been deleted from the contract award by change order, and this transfer will allow the project to proceed at this point. This has already bid once; it came in over budget and was redesigned.

Draper Prison Shower Restoration Phase II

Funds to award construction contract over budget

DOT Maintenance Station #224 Magna, New Water Line

Additional funds required to award contract to 2nd selected bidder, as reported last month.

Statewide Planning Fund (Page 8)

No changes.

Emergency Fund Report (Page 9)

No changes

FKS:DDW:sll

Attachment

DFCM

Division of Facilities Construction and Management
4110 State Office Building, Salt Lake City, UT 84114
Telephone (801) 538-3018 FAX (801) 538-3267

LEASE REPORT From 11/14/2003 to 12/15/2003

No	Agency/Location	Services	Space Type	Lease Term	Square Feet		Cost/Sq. Ft.		Comment
					Old	New	Old	New	

NEW LEASES

1.	Human Services, Child and Family Services Magna	Full	Office	5 Yrs.	3,362	6,243	\$15.00	\$17.65	New location at market and additional space for program growth.
2.	Natural Resources, Parks and Recreation Wasatch County	Net	Ground	3 Yrs.	174,240		\$.01	New lease for trailhead access.

AMENDMENTS

1.	Criminal & Juvenile Justice, Crime Victim Reparations	Full	Office	4 Yrs.	4,093	5,218	\$14.00	\$14.00	Renewal, increase for program growth.
2.	Human Services, People with Disabilities Park City	Full	Office	1 Yr.	1,835	261	\$16.70	\$25.00	Renewal at market. Space reduced for People with Disabilities only.
3.	Human Services, Child and Family Services Price	Net	Human Resources	3 Yrs.	2,563	2,563	\$ 2.34	\$ 2.34	Renewal, no change.
4.	National Guard Recruitment, Orem	Net	Office	1 Yr.	1,334	1,334	\$20.50	\$21.13	Renewal, increase to market.

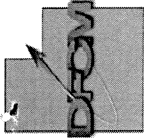
DFCM

Division of Facilities Construction and Management
4110 State Office Building, Salt Lake City, UT 84114
Telephone (801) 538-3018 FAX (801) 538-3267

LEASE REPORT From 11/14/2003 to 12/15/2003

No	Agency/Location	Services	Space Type	Lease Term	Square Feet		Cost/Sq. Ft.		Comment
					Old	New	Old	New	

5.	Navajo Trust Administration Blanding	Full	Office	Same	1,224	1,806	\$14.68	\$14.68	Amendment for space reallocation.
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Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Professional Contracts Awarded From 11/15/2003 To 12/16/2003

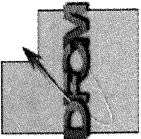
Design

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
1 HEALTH	FRAZIER HEALTH LAB GENERATOR REPLCMNT DESIGN	BNA CONSULTING ENGINEERS II INC	DESIGN	\$9,000.00	\$6,000.00
2 O/WATC	O/WATC BDO BLDG BUILD-OUT DESIGN	NJRAARCHTIECTS	DESIGN	\$19,500.00	\$19,500.00

Miscellaneous Services

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
3 COURTS	COMMISSIONING SERVICES - WEST JORDAN COURTS COMPLEX	SENERGY BCS INC	COMMISSIO NING	\$50,000.00	\$49,750.00
4 DRVR LIC	WEST VALLEY DRIVER LICENSE INSPECTION/TESTING SERVICES	IVIE CODE GROUP INC	INSP OBSERV SER	\$17,937.00	\$15,312.63
5 PARKS	GREAT SL ST PK MARINA IMPRV PHASE 3 INSPECTION/TESTING	CHRISTENSEN BROTHERS AND ASSOCIATES	INSP OBSERV SER	\$3,184.00	\$7,409.60
6 UU	U OF U HEALTH SCIENCE ED BLDG INSPECTION/TESTING SVCS	IVIE CODE GROUP INC	INSP OBSERV SER	\$262,750.00	\$190,563.36
7 WSU	WSU LAMPROS HALL RENOVATION INSPECTION/TESTING SVCS	IVIE CODE GROUP INC	INSP OBSERV SER	\$24,000.00	\$15,552.82

End of Report



Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

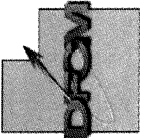
Construction Contracts Awarded From 11/15/2003 To 12/16/2003

Construction

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
1 DEVEL CTR	WILLOW CREEK BUILDING REMODEL	INTERWEST CONSTRUCTION CO INC	CONST REMODEL	\$1,220,458.00	\$888,800.00
2 DFCM	SCIENCE BLDG & OLD MAIN BLDG DEMOLITION	GRANT MACKAY COMPAY	CONST REMODEL	\$300,000.00	\$152,870.00
3 DNR-OTHER	BUILDING 4-113 CHILLER REPLACEMENT	U S MECHANICAL LLC	CONST REMODEL	\$189,633.00	\$148,884.00
4 DWS	DWS ADMIN A/C IMPROVEMENTS	WELCH HEATING AND AIR CONDITIONING	CONST REMODEL	\$12,000.00	\$11,195.00
5 DWS	VERNAL DWS ADA IMPROVEMENTS	ANGUS CONSTRUCTION INC	CONST REMODEL	\$20,610.00	\$17,096.00
6 NG	READINESS CENTER LANDSCAPING ADDITION-CAMP WILLIAMS	AMERICAN CIVIL CONSTRUCTION INC	CONST SITE IMP	\$138,000.00	\$137,500.00
7 REGION 2	NEW WATER LINE - STATION 224 - WVC, UTAH	RDJ CONSTRUCTION INC	CONST SITE IMP	\$147,872.00	\$147,872.00
8 REGION 3	EUREKA MAINTENANCE STATION ADDITION	FOREST LINE CONSTRUCTION LLC	CONST REMODEL	\$326,477.00	\$326,477.00
9 SLCC	BLEACHER REPLACEMENT - SOUTH CITY CAMPUS	WCI, LLC	CONST REMODEL	\$220,880.00	\$124,546.00
10 SLCC	LANDSCAPING IMPROVEMENTS - SOUTH CITY CAMPUS	MILLER PAVING INC	CONST SITE IMP	\$550,960.00	\$653,840.00
11 STORES	NEW TOOEELE LIQUOR STORE	VALLEY DESIGN & CONSTRUCTION	CONST NEW SPACE	\$1,129,259.00	\$915,000.00
12 UHP	OREM PUBLIC SAFETY FAC EXCHANGE SECURITY IMPROVEMENTS	WASATCH CONTROL SYSTEMS LLC	CONST REMODEL	\$9,000.00	\$8,350.00

Miscellaneous Construction

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
13 CEU	CEU SCIENCE/PURCHASING BLDG/MAIN CAMPUS SLURRY	KILGORE PAVING & MAINTENANCE	PAVING	\$34,875.00	\$16,900.00



Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Construction Contracts Awarded From 11/15/2003 To 12/16/2003

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
14 CORR-OTHR	DRAPER PRISON TIMP GATEHOUSE PAVING IMPROVEMENTS	MILLER PAVING INC	PAVING	\$34,875.00	\$29,883.00
15 COURTS	OGDEN 2ND DIST JUV COURT PAVING IMPROVEMENTS	POST CONSTRUCTION CO INC	PAVING	\$23,800.00	\$11,370.00
16 COURTS	RICHFIELD 6TH DIST COURT SLURRY/PAVING IMPRV	KILGORE PAVING & MAINTENANCE	PAVING	\$11,000.00	\$10,948.00
17 NG	CAMP WILLIAMS BUILDIGN 517 ROOFING IMPROVEMENTS	UTAH TILE & ROOFING INC	ROOFING	\$186,500.00	\$176,180.00
18 PARKS	GREEN RIVER ST PK PARKING LOT ASPHALT PAVING REPAIRS	LEGRAND JOHNSON CONSTRUCTION	PAVING	\$58,125.00	\$20,928.00
19 SLCC	SLCC REDWOOD CAMPUS RING ROAD/MAIN PARKING IMPRVMTS	MORGAN PAVEMENT MAINTENANCE	PAVING	\$62,000.00	\$49,000.00
20 SLCC	SLCC SO CITY CAMPUS EAST ENTRY ROOFING IMPRV	REDD ROOFING & CONSTRUCTION CO	ROOFING	\$18,031.00	\$12,113.00
21 SLCC	MAINT BLDG PARKING LOT ASPHALT & CONCRETE REPAIRS-REDWOOD RD	MILLER PAVING INC	PAVING	\$105,000.00	\$103,856.04
22 SLCC	MAIN PRKG ASPHALT & CONCRETE REPAIRS-SOUTH CITY CAMPUS	POST CONSTRUCTION CO INC	PAVING	\$58,125.00	\$54,038.67
23 SNOW	SNOW COLLEGE MAIN CAMPUS SLURRY	KILGORE PAVING & MAINTENANCE	PAVING	\$38,750.00	\$24,284.00
24 ST HOSP	STATE HOSPITAL MAIN PARKING PAVING REPAIRS	PREFERRED PAVING	PAVING	\$35,000.00	\$35,000.00
25 SUU	SUU MAIN PARKING PAVING REPAIRS/SLURRY	MORGAN PAVEMENT MAINTENANCE	PAVING	\$45,000.00	\$45,000.00

End of Report

DFCM

Jan-04

REPORT OF CONTINGENCY RESERVE FUND

	PROJECT TITLE	GENERAL STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
	BEGINNING BALANCE	7,343,293.30	91,447.32				
	INCREASES TO CONTINGENCY RESERVE FUND						
	FUNDING						
03247	DEQ	19,930.00	-	0	0.00%	Pending	0%
03235	UVSC	16,625.00	-	0	0.00%	Pending	0%
02285	WSU	16,316.00	-	0	0.00%	Construction	100%
03261	OWATC	13,000.00	-	0	0.00%	Pending	0%
03255	Parks & Rec	9,230.00	-	0	0.00%	Pending	0%
03191	Youth Corrections	4,798.00	-	0	0.00%	Construction	0%
03256	DWS	4,418.00	-	0	0.00%	Pending	0%
03250	Health	3,426.00	-	0	0.00%	Pending	0%
03257	DWS	3,426.00	-	0	0.00%	Pending	0%
03244	DFCM	2,998.00	-	0	0.00%	Pending	0%
03251	State Hosp	2,227.00	-	0	0.00%	Construction	100%
03245	DFCM	1,285.00	-	0	0.00%	Pending	0%
03073	DWS	1,199.00	-	0	0.00%	Pending	0%
03237	ABC	1,079.00	-	0	0.00%	Pending	0%
	DECREASES TO CONTINGENCY RESERVE FUND						
	NEW CONSTRUCTION						
98239	State Hosp	(102,553.47)	-	597,350	4.88%	Construction	100%
02029	USU	(71,884.00)	-	71,884	0.22%	Construction	7%
96151	Parks & Rec	(46,748.00)	-	70,171	1.30%	Construction	73%
00017	Courts	(10,465.00)	-	278,657	1.30%	Complete	49%
02042	U OF U	(7,500.00)	-	81,562	0.29%	Construction	9%
00018	Dixie College	(5,136.00)	-	18,344	0.12%	Construction	68%
	REMODELING						
02285	WSU	(120,866.84)	-	120,867	40.39%	Pending	100%
01271	SUU	(21,553.00)	-	94,000	4.30%	Complete	100%
01193	WSU	(14,657.00)	-	53,482	3.56%	Complete	100%
01266	O/W ATC	(6,806.25)	-	40,663	5.30%	Construction	98%
03151	Parks & Rec	(4,390.60)	-	4,391	0.69%	Construction	70%
02255	Wildlife	(3,384.86)	-	24,314	3.45%	Complete	100%
03091	SUU	(2,986.00)	-	2,986	2.79%	Complete	100%
03002	O/W ATC	(195.00)	-	16,030	5.81%	Construction	84%
	TOTAL	7,024,124.28	91,447.32				

Division of Construction and Management
4110 State Office Building Salt Lake City, UT 84144
Telephone (801) 538-3018 Fax (801) 538-3267

Jan-04	% of	Constr.
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7

DFCM

Division of Construction and Management
4110 State Office Building Salt Lake City, UT 84144
Telephone (801) 538-3018 Fax (801) 538-3267

STATEWIDE PLANNING FUND

INSTITUTION/ AGENCY	PROJECT NUMBER	Jan-04		PROJECT TITLE	AMOUNT
Southern Utah University Snow College Dixie College/SLCC	93177730			Shakespeare Expansion and Planning	5,950
	02273700			Master Plan	25,000
	03047640			Health Sciences Bldgs Programming	100,000
PLANNING FUND UNENCUMBERED BALANCE					\$219,050

DFCM

Division of Construction and Management
4110 State Office Building Salt Lake City, UT 84144
Telephone (801) 538-3018 Fax (801) 538-3267

EMERGENCY FUND REPORT

Jan-04

BEGINNING BALANCE:

\$338,268

INCREASES TO EMERGENCY FUND:

None

DECREASES TO EMERGENCY FUND:

None

ENDING BALANCE OF EMERGENCY FUND

\$338,268